

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular meeting of the Council of the City of Vancouver was held on Tuesday, July 18, 1972, in the Council Chamber, at approximately 9:30 a.m.

PRESENT: His Worship the Mayor
Aldermen Adams, Bird, Broome, Calder,
Hardwick, Phillips, Sweeney and Wilson

ABSENT: Alderman Linnell
Alderman Rankin (leave of absence).

CLERK TO THE COUNCIL: R. Thompson.

PRAYER

The proceedings in the Council Chamber were opened with prayer.

'IN CAMERA' MEETING

The Council agreed to an 'In Camera' meeting later this day.

ADOPTION OF MINUTES

MOVED by Alderman Hardwick,
SECONDED by Alderman Broome,

THAT the Minutes of the Regular Council Meeting (including 'In Camera'), dated July 4, 1972, be adopted.

- CARRIED.

COMMITTEE OF THE WHOLE

MOVED by Alderman Hardwick,
SECONDED by Alderman Broome,

THAT the Council resolve itself into Committee of the Whole, His Worship the Mayor in the Chair.

- CARRIED.

UNFINISHED BUSINESS

1. P.N.E.: Stables
and Fire Safeguards

This matter was deferred for consideration following delegations this day.

2. Champlain Heights:
Sites 19 and 20

(i) The Board of Administration, under date of June 28, 1972, submitted to Council on July 4, 1972, a report dealing with the method of disposal by the City of Sites 19 and 20 in Champlain Heights. The report of the Board, which was prepared by the

(continued)

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UNFINISHED BUSINESS (cont'd)

Champlain Heights:
Sites 19 and 20
(continued)

Director of Planning and Civic Development, the Director of Finance, and the Director of Social Planning/Community Development, contains a resume of the matter, some statistical information with regard to income levels for private and public housing, and develops four methods of marketing the property:

- a. Competitive price
- b. Competitive design with fixed price
- c. Competitive design and minimum price
- d. No competition - direct sale.

The report of the Board concluded with the following five recommendations:

"It is RECOMMENDED THAT:

- 1. Linear townhouse Sites 12 and 13 be sold on the basis of highest bid in accordance with Council's resolution of November 15th, 1971 and in addition that townhouse Site 14 be sold on the same basis.
- 2. Townhouse Sites 19 and 20 be marketed for housing in approximately the \$25,000-\$30,000 price range.
- 3. City Council select the method of marketing Sites 19 and 20 to be one of the following:
 - (a) competitive price
 - (b) competitive design and fixed price
 - (c) competitive design and minimum price
- 4. City Council instruct its officials to consult with Central Mortgage and Housing Corporation and the Greater Vancouver Regional District as to the possibility of interspersing within the development of Sites 19 and 20, approximately 10% of the units for sale directly to C.M.H.C. for subsidized rental housing or for sale direct to low-income persons as determined by C.M.H.C. This matter, together with conditions of sale would subsequently be reported to Council for approval.
- 5. The Conditions of Development pertaining to Sites 12, 13, 14, 19 and 20 be amended to:
 - (a) reduce the unit density from 18 units per net acre to 16 units per net acre.
 - (b) increase the site coverage of buildings, parking and vehicular access to 45% of the total site area and be generally in accordance with Appendix V.

Your Board RECOMMENDS that the report of the Director of Planning and Civic Development, the Director of Finance and the Director of Social Planning/Community Development be approved."

The matter was deferred until this Council meeting at the request of the Vancouver City Planning Commission, which body met with the Area Council, and subsequently filed a report, dated July 12, 1972, which was submitted to the Council on July 18, 1972.

The Commission recommended approval of Site #19 for well-designed, low-density townhouses of the cluster variety, and

(continued)

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UNFINISHED BUSINESS (cont'd)

Champlain Heights:
Sites 19 and 20
(continued)

Site #20 for townhouses not to exceed 15 units per acre, and that this site be not used for limited dividend or low income housing or institutional purposes.

(ii) The Council gave further consideration to the Board of Administration report of June 28, 1972, and dealt with the Board's recommendations in the following manner:

(a) MOVED by Alderman Phillips,

THAT the following recommendations be adopted:

1. Linear townhouse Sites 12 and 13 be sold on the basis of highest bid in accordance with Council's resolution of November 15, 1971, and in addition that townhouse Site 14 be sold on the same basis.
2. Townhouse Sites 19 and 20 be marketed for housing in approximately the \$25,000-\$30,000 price range.
3. City Council instruct its officials to consult with Central Mortgage and Housing Corporation and the Greater Vancouver Regional District as to the possibility of interspersing within the development of Sites 19 and 20, approximately 10% of the units for sale directly to C.M.H.C. for subsidized rental housing or for sale direct to low-income persons as determined by C.M.H.C. This matter, together with conditions of sale would subsequently be reported to Council for approval.

- CARRIED.

(b) MOVED by Alderman Phillips,

THAT Sites #19 and 20 be marketed through "competitive design and fixed price."

- CARRIED.

(c) MOVED by Alderman Phillips,

THAT the Conditions of Development pertaining to Sites #12, 13, 14, 19 and 20 be amended to:

1. reduce the unit density for Sites #12, 13, 14 and 20 from 18 units per net acre to not more than 15 units per net acre;
2. reduce the unit density for Site #19 from 18 units per net acre to a density in the order of 10 units per net acre, and the Council indicate preference for a design which places the units in clusters;
3. increase the site coverage of buildings, parking and vehicular access to 45% of the total site area and be generally in accordance with Appendix V.

- CARRIED.

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Champlain Heights:
Sites 19 and 20
(continued)

(d) MOVED by Alderman Phillips,

THAT the Vancouver City Planning Commission and the Area Council be represented on the Jury which will consider the designs of the proposed developments.

- CARRIED.

3. Grant Request: B.C. Inter-Project Housing Council

The B.C. Inter-Project Housing Council requested permission to appear as a delegation in support of their application for financial assistance to help defray the cost of a tour for tenants of public housing, in connection with which the federal government had made a grant.

The Council did not take any action to deal with this request.

COMMUNICATIONS OR PETITIONS

1. Waterfront Redevelopment:
Cardero to Main Streets

Alderman Sweeney brought to Council's attention the following letter he wrote on July 11, 1972, to the Chairman of the Vancouver Port Authority:

"For some time, the un-development of Vancouver's waterfront between Cardero and Main streets has been the subject of a great deal of criticism and conjecture by the news media and sundry politicians.

Obviously, the essential component lacking in the redevelopment planning of the area is a viable plan of development.

It seems to me that one of the main purposes of the Vancouver Port Authority is to concern itself with realistic and practical planning for the future of Vancouver's harbour.

This particular area would be ideal for such things as a new passenger liner terminal, sea-plane base and large-yacht basin, such as exists in Victoria harbour, with easy public access.

I would like to propose that you, as chairman of the Authority, include this matter on the agenda of the Authority for discussion, and further recommend that a study, in depth, be initiated to produce a development plan.

Such study should include the Port Authority, City of Vancouver, National Harbours Board, C.P.R., and the federal Department of Transport."

(continued)

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COMMUNICATIONS OR PETITIONS (continued)

Waterfront Redevelopment:
Cardero to Main Streets
(continued)

MOVED by Alderman Sweeney,

THAT the Council endorse the proposals made by the Alderman in his letter to the Vancouver Port Authority.

FURTHER, THAT in addition to those referred to in the letter of Alderman Sweeney, the Port Authority be asked to include as participants in the discussions, representatives of the Downtown Business Association and the Community Arts Council.

2. C.F.M.M.: Municipal Resources - - CARRIED.
Tri-level Conference

A letter from the Canadian Federation of Mayors and Municipalities, dated June 26, 1972, requested the City of Vancouver to provide some staff resources and assistance in co-ordinating responsibilities for the municipal delegation to the Tri-level Conference, planned for November, 1972. Included in the programme is a meeting to be held in the near future, involving a staff person from each of five Canadian cities and the C.F.M.M. research staff, the purpose of which would be to co-ordinate the implementation of the study.

MOVED by Alderman Bird,

THAT the Board of Administration be asked to appoint a staff member to attend the preliminary meeting of officials, and the City take the position that it will give such assistance to the programme as staff resources will permit.

- CARRIED.

3. Replica of the
"S.S. Beaver"

Council received a letter from the City of Nanaimo, dated July 11, 1972, in which the Vancouver City Council was requested to endorse a proposal of the Nanaimo City Council that the replica of the "S.S. Beaver" be purchased by the provincial government as a tourist attraction.

Council did not take any action to deal with this request.

4. Vancouver Youth Hostel:
Request for Grant

A letter, dated July 7, 1972, from the Canadian Youth Hostels Association requesting financial assistance in the replacement of a heating plant and the renovation of additional dormitories, was withdrawn by the Association.

5. False Creek Planning Consultants
Development Proposals, Report 4 and 5:
Board of Parks and Public Recreation

MOVED by Alderman Adams,

THAT the letter from the Board of Parks and Public Recreation, dated July 6, 1972, conveying a resolution of the Park Board passed on July 4, 1972, which asks the Council to engage a planning consultant to review the False Creek plans, be received and filed for information.

- CARRIED.

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COMMUNICATIONS OR PETITIONS (continued)

6. Dogs on Beaches and in
Pools: Board of Parks and
Public Recreation

MOVED by Alderman Wilson,

THAT the letter of July 6, 1972, from the Park Board, conveying the following resolution dated July 4, 1972, be received for information:

"That the City Council be informed of the increasing problem with dogs and request that six additional City Pound men be hired by City Council to combat the problem."

- CARRIED.

7. International Conference on
Fisheries Management and Development

The Honourable Jack Davis, Minister Fisheries Canada, advised the Council by letter dated July 12, 1972, that the International Conference on Fisheries Management and Development, under the auspices of the Food and Agriculture Organization of the United Nations, will be hosted by Canada and will hold their convention in the City of Vancouver in February, 1973.

MOVED by Alderman Wilson,

THAT the letter from the Minister Fisheries Canada be received, and the Council express its gratification that the conference will be held in the City of Vancouver, and its thanks to the Minister for his success in bringing this conference to Canada.

- CARRIED.

8. Senior Citizens' Housing Project
near Joyce Road and Kingsway:
Collingwood United Church

A letter from Collingwood United Church, dated May 8, 1972, conveyed a request that the church authorities be allowed to appear before Council, to discuss the question of the acquisition by the church authorities of four City lots which, added to their own holdings, would permit them to proceed with arrangements for a high-rise senior citizens' project on the west side of Harold Street, between Kingsway and School Road.

MOVED by Alderman Hardwick,

THAT the request of the Collingwood United Church for four City lots, and the policy decisions involved therein, be referred to the Standing Committee on Planning and Development for consideration and report, and the Committee make arrangements to receive a delegation from the Collingwood United Church and such other organizations as it feels suitable.

- CARRIED.

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COMMUNICATIONS OR PETITIONS (continued)

9. Jericho Lands:
The Jericho Park Committee

MOVED by Alderman Hardwick,

THAT the letter, dated July 11, 1972, from The Jericho Park Committee, dealing in considerable detail with the course of negotiations with the federal government in connection with the Jericho lands, be received for information.

- CARRIED.

10. Greenbelt Protection Fund:
G.V.R.D.

MOVED by Alderman Broome,

THAT the letter dated July 7, 1972, from the Chairman, Planning Committee, Greater Vancouver Regional District, in regard to discussions between civic officials and Mr. Norman Pearson, a planning consultant engaged by the Regional District on the matter of the use of the Greenbelt Protection Fund, be referred to the Board of Administration.

- CARRIED.

BOARD OF ADMINISTRATION AND OTHER REPORTS

- A. Board of Administration,
GENERAL REPORT, July 14, 1972

WORKS AND UTILITY MATTERS

Student Summer Employment:
Department of National Defense
(Clause 10)

The Board of Administration, under date of July 14, 1972, submitted a report by the City Engineer, as follows:

"The Department of National Defense has a program of employing students for six weeks this summer on community projects, primarily of a anti-pollution/anti-litter nature. The D.N.D. recruits and employs the students and provides crew supervisors and crew transportation. They ask that the municipality provide technical direction.

Two projects have been approved for the City of Vancouver:

Special Park and Beach Clean-up

This would employ 25 male students with technical direction provided by the Park Board staff.

Pedestrian Traffic Count

This would employ 8 female students gathering information on pedestrian flows and volumes. Technical direction would be provided by Engineering Department staff and the project would provide the department with information of use in evaluating street cleaning needs.

Before starting work on these projects the Department of National Defense requires that a 'Statement of Understanding - Provision of Services' be signed on behalf of the City. The main provision of this document is that the City indemnifies the Crown against any claims arising out of the work. The students would be civilian employees of the D.N.D. and covered by the Government Employees' Compensation Act. The students for the Parks project would receive a week's first-aid and safety training before coming onto the job. Those for the Pedestrian Count would receive first-aid training.

(continued)

WORKS AND UTILITY MATTERS (continued)

Student Summer Employment:
Dept. of National Defense
(Clause 10) - continued

The Statement of Understanding has been reviewed by the Law
Department and they advise:

'This document would expose the City to an obligation which it
has not previously assumed. Other groups which have volunteered
to undertake work for the City have been required to indemnify the
City. The degree of exposure would be comparable to that if the
work were being done by the City's own employees with the difference
that the students would not be under the direct supervision of City
departments.' "

MOVED by Alderman Bird,

THAT the Council advise the Department of National Defense
it wishes these projects to be proceeded with, and His Worship
the Mayor and the City Clerk be authorized to execute the
Statement of Understanding.

- CARRIED.

Septic Tank Installations

During consideration of the Board of Administration report
(Works and Utility Matters), dated July 14, 1972, it was

MOVED by Alderman Broome,

THAT the City Engineer submit a report, within one month
if possible, containing a list of locations of septic tank
installations still in existence in the City.

- CARRIED.

Balance of Works and
Utility Matters

MOVED by Alderman Broome,

THAT Clauses 1, 2, 3, 4, 5, 8 and 9 of the Board of Administra-
tion report (Works and Utility Matters), dated July 14, 1972, be
adopted; and Clauses 6 and 7 be received for information.

- CARRIED.

SOCIAL SERVICE AND
HEALTH MATTERS

MOVED by Alderman Broome,

THAT Clauses 1 and 2 of the Board of Administration report
(Social Service and Health Matters), dated July 14, 1972, be re-
ceived for information.

- CARRIED.

BUILDING AND PLANNING MATTERS

Basement Suite at 1073 East
35th Ave. - Mrs. D. Grimes
(Clause 2)

MOVED by Alderman Wilson,

THAT consideration of this clause in the Board of Administration
report (Building and Planning Matters), dated July 14, 1972, be
tabled for two weeks, to give the mover of this motion an opportunity
to look into this matter.

- CARRIED.

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BOARD OF ADMINISTRATION AND OTHER REPORTS (continued)

BUILDING AND PLANNING
MATTERS (continued)

Grain Elevator -
2700 Block Wall Street
(Clause 3)

MOVED by Alderman Hardwick,

THAT the report of the Board of Administration on this matter be sent to the Board of Parks and Public Recreation for its information.

- CARRIED.

Balance of Building
and Planning Matters

MOVED by Alderman Calder,

THAT Clauses 1 and 4 of the Board of Administration report (Building and Planning Matters), dated July 14, 1972, be adopted.

- CARRIED.

LICENSES AND CLAIMS

MOVED by Alderman Sweeney,

THAT the report of the Board of Administration (Licenses and Claims), dated July 14, 1972, be approved.

- CARRIED.

FIRE AND TRAFFIC MATTERS

P.N.E. - Traffic Access
and Parking (Clause 1)

The Board of Administration submitted for Council's consideration the matters raised by the Vancouver East New Democratic Party in a letter dated June 6, 1972. The Party asked Council to reverse its recent decision to expand P.N.E. entrances and exits in order to disperse more automobile traffic along adjoining streets.

On May 30, 1972, Council took certain action with respect to the development of the central area of the P.N.E., and traffic and parking problems, and referred to the Official Traffic Commission's proposed restricted parking for residents, and the use of Pandora, Dundas and Cambridge Streets for traffic dispersal routes.

MOVED by Alderman Phillips,

THAT the Vancouver East New Democratic Party be advised of Council's action, and invited to appear before and make its representations to the Official Traffic Commission, if it so desires.

- CARRIED.

Balance of Fire
and Traffic Matters

MOVED by Alderman Bird,

THAT Clause 2 of the Board of Administration report (Fire and Traffic Matters), dated July 14, 1972, be adopted; and Clause 3 be received for information.

- CARRIED.

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BOARD OF ADMINISTRATION AND OTHER REPORTS (continued)

FINANCE MATTERS

Police Dept. - Motorcycle Drill
Team Participation - Seattle
Seafair Parade (Clause 1)

The Board of Administration submitted to Council the following resolution of the Board of Police Commissioners, dated April 27, 1972:

'The Chief Constable advised that the Motorcycle Drill Team had been invited to participate in the Seafair parade to be held in Seattle on July 28th. He requested the approval of the Board for the Team to attend and asked that City Council be requested to provide \$200 to assist in deferring expenses involved.'

The Board of Police Commissioners resolved:

'THAT City Council be requested to consider authorizing the Police Motorcycle Drill Team to travel to Seattle to participate in the Seafair parade on July 28th, 1972 and to provide the sum of \$200 toward the expenses.'

MOVED by Alderman Adams,

THAT a grant, in the amount of \$200.00, be made toward the expenses which will be incurred by the Police Motorcycle Drill Team, in connection with its participation in the Seattle Seafair Parade.

- CARRIED UNANIMOUSLY.

Booth - City Hall:
The Playhouse Theatre Company
(Clause 2)

The Board of Administration reported as follows on July 14, 1972:

'The Playhouse Theatre Company has requested permission to place a display consisting of a 4' x 4' stationary display booth, a 6' diameter revolving display and a small automobile in the Main Lobby of the City Hall. The date for the display is from July 24th, 1972 to July 29th, 1972.

The Director of Permits and Licenses reports as follows:

"Last Year Council approved the request from The Playhouse Theatre Company to locate a display booth in the Main Lobby of the City Hall for a 10-day period.

This year, The Playhouse Theatre Company is attempting to enlarge its display; however, this Department feels that the space is too restrictive for the additional items, and that they are incompatible with the Main Lobby.

It is suggested that The Playhouse Theatre Company be given permission to locate the same display booth as last year in the Main Lobby, City Hall."

MOVED by Alderman Bird,

THAT The Playhouse Theatre Company be given permission to locate a display booth, similar to last year's, in the main lobby of City Hall; and they be advised that the available space is too restricted for the additional items proposed to be used.

- CARRIED.

BOARD OF ADMINISTRATION AND OTHER REPORTS (continued)

FINANCE MATTERS (continued)

Use of Schwesinger Legacy
(Clause 3)

In respect of this Clause, it was

MOVED by Alderman Broome,

THAT the report of the Board of Administration (Finance Matters), dated July 14, 1972, with respect to the use of the Schwesinger Legacy be adopted, with an amendment to the penultimate paragraph to alter the rate of interest to be credited to the Fund from "4%" to the "average short term interest rate earned by the City" and the officials be directed to note that any monies received from the sale of publications financed originally through this Legacy, will be returned to the Fund.

- CARRIED.

Complimentary Tickets:
Young Voyageur Group
(Clause 6)

The Principal of Handsworth Secondary School, in North Vancouver, requested that complimentary tickets for the Planetarium and Maritime Museum be issued for a group of some 46 student exchangees, who are visiting British Columbia under the Young Voyageur Programme.

MOVED by Alderman Sweeney,

THAT the request of the Principal of Handsworth Secondary School be acceded to, and arrangements be made for these students to visit the Planetarium and Maritime Museum.

- CARRIED.

Grant Request:
Older Boys' Parliament
(Clause 7)

In connection with this grant request in the amount of \$500, Council did not take action to approve.

Balance of Finance Matters

MOVED by Alderman Sweeney,

THAT Clauses 4, 5 and 8 of the Board of Administration report (Finance Matters), dated July 14, 1972, be adopted.

- CARRIED.

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BOARD OF ADMINISTRATION AND OTHER REPORTS (continued)

B. PERSONNEL MATTERS,
Supplementary Report,
July 14, 1972

Roster of Conferences -
Provincial Courts Department
(Clause 3)

The Provincial Courts Administrator and the Administrative Analyst prepared a report, submitted by the Board of Administration under date of July 14, 1972, on a schedule of conferences for the Provincial Courts Department. In accordance with the reports of the two officials, it was

MOVED by Alderman Broome,

THAT the Provincial Courts Department be entitled to have attendance at one National and one Regional conference each year, commencing in 1972, and that the list of conferences to which this entitlement shall apply shall be the following:

<u>NAME OF CONFERENCE:</u>	<u>Nat.</u>	<u>Reg.</u>	<u>No. Authorized to Attend</u>
Canadian Bar Association	1		1
Canadian Association of Chiefs of Police	1		1
National Institute of Municipal Law Officials	1		1
Law Society of B.C. (B.C. Sec. C.B.A.)		1	1
Municipal Officers Assoc. of B.C.		1	1

- CARRIED.

Balance of Personnel Matters

MOVED by Alderman Adams,

THAT Clauses 1 and 2 of the Board of Administration report (Personnel Matters, Supplementary Report), dated July 14, 1972, be approved.

- CARRIED.

C. PROPERTY MATTERS,
July 14, 1972

Sale of Property:
1121 Union Street,
(Clause 3)

The Board of Administration, under date of July 14, 1972, submitted for consideration a report by the Supervisor of Property and Insurance, from which the following is extracted:

BOARD OF ADMINISTRATION AND OTHER REPORTS (continued)PROPERTY MATTERS
(continued)

Sale of Property:
1121 Union Street
(Clause 3)--(continued)

"In 1969 the City acquired Lot 30, Block 21, Subdivision A, D.L. 182, situated on the North side of Union Street between Glen and Vernon Drives for highway purposes, as it was anticipated that the City would proceed with the Union-Adanac Diversion. This proposal however, was abandoned and no further properties were purchased in this block.

The lot is 25' x 122', zoned M-1, and is the only City-owned lot in the block. The house on the property, which currently rents for \$90.00 per month, is in very poor condition.

The City has received an offer to purchase Lot 30 from the owner of the adjacent Lots 31 and 32 lying to the West. The prospective purchaser has agreed to consolidate Lots 30, 31 and 32 to form one parcel and also to demolish all structures on Lot 30 within sixty days from date of sale. The owner of Lot 29 abutting the eastern boundary of the City-owned lot has advised this department that he has no interest in purchasing the City's lot. Under the circumstances, the Director of Planning has released Lot 30 for sale to the owner of Lots 31 and 32 for consolidation. The offer to purchase for the sum of \$14,000.00 plus a proportion of the current year's taxes, registration fees and \$150.00 towards the cost of plans and documentation, is considered fair and reasonable, and reflects market value for the area.

CONSIDERATION

The direct sale of this City-owned lot is presented to Council for its consideration."

The Supervisor of Property and Insurance recommended a sale price, and certain conditions in the event that Council agreed to direct sale.

MOVED by Alderman Bird,

THAT Lot 30, Block 21, Subdivision A, D.L. 182, Group 1, N.W.D., Plan 355 be sold to the owner of abutting Lots 31 and 32 for the sum of \$14,000.00, plus a proportionate part of the current year's taxes, registration fees and \$150.00 towards the cost of plans and documentation, subject to the following conditions:

- (1) the consolidation of Lots 30, 31 and 32;
- (2) demolition by the purchaser of all structures on Lot 30 within 60 days from the date of sale. Conveyance to be withheld until the demolition is completed;
- (3) the existing month-to-month tenancy of Lot 30;
- (4) that the purchaser enter into a bulkhead agreement with respect to the consolidated site, the property being approximately 3' above street level;
- (5) the date of sale to be the date of Council's approval.

- CARRIED.

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BOARD OF ADMINISTRATION AND OTHER REPORTS (continued)

PROPERTY MATTERS
(continued)

Balance of Property Matters

MOVED by Alderman Broome,

THAT Clauses 2, 5 and 6 of the Board of Administration report (Property Matters), dated July 14, 1972, be adopted; and Clauses 1 and 4 be received for information.

- CARRIED.

D. Proposed Amendments to the
National Housing Act (Bill C-213)

The Board of Administration submitted a report, prepared by the Director of Planning and Civic Development, under date of July 7, 1972, being an explanation of the proposed amendments to the National Housing Act (Bill C-213), and notations of certain questions which arise from the reading of the provisions of the Bill.

MOVED by Alderman Adams,

THAT the report of the Board of Administration on the proposed amendments to the National Housing Act (Bill C-213) be received, and the Director of Planning and Civic Development be asked to endeavour to secure answers to the various questions brought to Council's attention in this report.

- CARRIED.

The Council recessed at approximately 10:45 a.m., and following an 'In Camera' meeting in the Mayor's office, recessed at approximately 12:00 noon, to reconvene at 2:00 p.m., in the Council Chamber, at a Public Hearing.

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The Council, still in Committee of the Whole, reconvened in the Council Chamber at approximately 2:25 p.m., with the following members present:

PRESENT: His Worship the Mayor
Aldermen Adams, Bird, Broome, Calder,
Hardwick, Linnell, Phillips,
Sweeney and Wilson

ABSENT: Alderman Rankin (Leave of Absence)

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

E. Sale of City Property:
S/W corner Georgia and Beatty Streets

The Board of Administration submitted a report dated June 29, 1972, on bids received for the sale of Lots 1 - 3 and A-F, Block 58, D.L. 541. The Report of the Board of Administration recommends the sale of the property to the only bidder, subject to certain conditions. The first condition was withholding registration of the deed until City officials are satisfied with the proposed development. By consent of Council the report was amended to substitute "City officials and the City Council" for "City officials" in recommendation (1).

The Board of Administration reported under date of July 5, 1972, on a communication from the Citizens Council on Civic Development in which the Council was urged not to sell its properties at this location. Mr. Harald Weinreich appeared on behalf of the Citizens Council on Civic Development and spoke in support of its views.

MOVED by Ald. Broome,

THAT the offer to purchase Lots 1-3 and A-F, Block 58, D.L. 541, submitted by Sandman Inn (Vancouver) Limited in the amount of \$270,000 be approved subject to the following conditions:

- (1) The agreement for sale and/or deed of land to be withheld from registration until City officials and the City Council are satisfied that the proposed development is of a scale in keeping with the development of other lands within the vicinity, such as the Queen Elizabeth Theatre, the Post Office, future C.B.C. and Federal buildings.
- (2) In the event Sandman Inn (Vancouver) Limited fail to comply with condition (1) within a period of two years from the date of City Council's acceptance of their offer, the sale shall be cancelled and the net purchase price (sale price less administration fees and taxes and interest due) will be refunded.
- (3) The date of sale be 90 days from the date of Council's acceptance of the offer or the date that the Development permit is issued, whichever is the sooner.
- (4) The terms of the sale to be 25% of the purchase price, payable on the date of sale with the balance payable in 3 equal installments at 6, 12 and 18 months at 9% interest.
- (5) The sale is subject to the present monthly lease of the site for parking, which generates an income of \$510.00 per month to the City. In the event the sale is cancelled, Sandman Inn (Vancouver) Limited will pay to the City of Vancouver the loss of monthly parking revenue that occurred from the date of sale to the date of cancellation of the sale.

cont'd....

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BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Sale of City Property: S/W corner
Georgia and Beatty Streets (cont'd)

- (6) That the purchaser undertake to commence construction to a reasonable extent on the site within two years from the date of City Council's approval of the sale. In the event that approval of the scheme does not occur until the latter 6 months of the two year period granted for such commencement, that construction be permitted to commence not later than 6 months from the date of issuance of the Development Permit.

- CARRIED

UNFINISHED BUSINESS (cont'd)

P.N.E. Stables:
Fire Safeguards

The report of the Board of Administration, dated June 30, 1972, containing four recommendations of the Fire Chief, endorsed by the Board of Administration, was submitted to Council on July 4th and tabled to this meeting in order that affected parties may be heard. The recommendations of the Fire Chief are as follows:

- A. All buildings within the stable compound be sprinkled, design of such sprinkler system to provide both protection to structures and horses.
- B. The elimination of living accommodation in tack rooms, feed rooms or any part of a stable and provisions be made for living accommodation in a separate bunkhouse or building as far removed from the stables as possible.
- C. Existing station boxes be upgraded to an approved standard and further be auxiliarized to the three Fire Department boxes to provide direct transmission of alarm to the Fire Department.
- D. When stables are occupied, a fire patrol be organized on a 24 hour basis with a further requirement of an hourly schedule for watchman's key stations.

The B.C. Jockey Club was represented at the meeting by Mr. M. E. Peters, Director of Racing, who presented a brief commenting on the four recommendations by the Fire Chief, indicating their concurrence with recommendations C and D, opposing recommendation B, and with regard to recommendation A (sprinkler system) indicating orally that they are prepared to install sprinklers.

Mr. K. O'Connell represented the Horsemen's Benevolent and Protective Association and addressed Council in regard to this matter. He made particular reference and objected to the recommendation that accommodation be eliminated from tack rooms, feed rooms, or part of the stable.

MOVED by Ald. Phillips,

THAT the following recommendations of the Fire Chief be approved:

- A. All buildings within the stable compound be sprinkled, design of such sprinkler system to provide both protection to structures and horses.

cont'd...

Regular Council, July 18, 1972 17

UNFINISHED BUSINESS (cont'd)

P.N.E. Stables:
Fire Safeguards (cont'd)

- C. Existing station boxes be upgraded to an approved standard and further be auxiliarized to the three Fire Department boxes to provide direct transmission of alarm to the Fire Department.
- D. When stables are occupied, a fire patrol be organized on a 24 hour basis with a further requirement of an hourly schedule for watchman's key stations.

FURTHER THAT the following recommendation, lettered B, be reported upon by the Fire Chief, Medical Health Officer and Building Inspector after discussing this matter again with the B.C. Jockey Club:

"The elimination of living accommodation in tack rooms, feed rooms or any part of a stable and provisions be made for living accommodation in a separate bunkhouse or building as far removed from the stables as possible".

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

F. Locarno Park and Northwest
Marine Drive Alignment

The Board of Administration, under date of June 19, 1972, submitted a report prepared by the City Engineer and the Director of Planning and Civic Development on a proposal to revise the alignment of Northwest Marine Drive in order to protect Locarno Park Extension as a local park. During the time that this matter has been under study seven requests have been received for delegations from individuals and groups.

MOVED by Ald. Wilson,

THAT the report on Locarno Park and Northwest Marine Drive alignment be received and tabled, to be taken up at a meeting of Council in the near future and in the meantime those persons and groups who have requested to appear be advised they may do so if they so wish and the Park Board be advised that Council will hear it also on this question.

- CARRIED

G. Local Area Planning: 'Community Improvement
and Development Programs' Investigation of
Procedures in Salem, Oregon

The Board of Administration, under date of July 14, 1972, submitted the following report:

The Director of Planning and Civic Development reports as follows:

"The Departments of Planning and Civic Development and Social Planning/Community Development have been working to produce a joint report on procedures for preparation of 'Community Improvement and Development Programs', as recommended in the 1970 Vancouver Urban Renewal Study. These programs were the subject of an information report dated June 20, 1972.

We have been in communication with the City of Salem, Oregon's Office of Community Development, Housing and Urban Renewal. This office has implemented a Neighbourhood Planning Program which we feel would be of assistance in Vancouver's Community Improvement and Development Programs. The Director of Planning and Civic Development and Director of Social Planning/Community Development believe a two-day visit to the Office of the Community Development, Housing and Urban Renewal by one staff member of the Planning and Civic Development Department, to obtain information at first-hand, could be most valuable.

cont'd...

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BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Local Area Planning:
Procedures in Salem, Oregon (cont'd)

The estimated expenditure involved including travel, per diem allowance and accommodation is estimated not to exceed \$170.00. The Comptroller of Accounts advises that, if approved, the cost would be charged to 'Travel Expenses - Staff and Officials; Account Code 7090/929'.

Recommendation

The Director of Planning and Civic Development recommends that a member of the Planning and Civic Development Department be authorized to travel to Salem, Oregon with costs to be charged to 'Travel Expenses- Staff and Officials; Account Code 7090/929'."

Your Board RECOMMENDS that the above recommendation of the Director of Planning and Civic Development be approved.

Since this report was drafted, the Departments have been contacted by Salem officials and informed that the most opportune time to visit would be July 17 - 19. As this precedes the next City Council meeting by one day, this report is to request confirmation of authorization by His Worship the Mayor and the Board of Administration for attendance at this meeting.

MOVED by Ald. Hardwick,

THAT the report of the Board of Administration dated July 14, 1972, be adopted and that the action taken by His Worship the Mayor and the Board of Administration be confirmed.

- CARRIED

H. Policy for Acquisition of Property:
North Side of Point Grey Road

The Board of Administration, by report dated June 28, 1972, brought to Council's attention two properties on the north side of Point Grey Road, the first, being at 2995-3001 Point Grey Road, is an instance where a new owner is applying for a subdivision of the property into two lots and a development permit to remodel the existing building. The second instance is that of a vacant lot on the north side of Cameron Avenue in area of preference No. 5. In this case a petition from citizens, a request from the Park Board and the Vancouver City Planning Commission have been received urging the City to purchase the property as a view point.

A delegation request has been received from the petitioners to 'Save Cameron Avenue Viewpoint'.

In view of the foregoing, it was,

MOVED by Ald. Hardwick,

THAT, although priorities have been established, Council agrees that they should be reviewed from time to time and directs that arrangements be made to hear the delegation referred to, after which consideration will be given to the report and to the matter of dealing with policy regarding acquisition of properties on the north side of Point Grey Road.

- CARRIED

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BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

I. Overtime Work and Temporary Help
Required after the Strike

The Board of Administration, under date of July 14, 1972, submitted the following report:

'The Board of Administration report "Overtime Work and Temporary Help Required after the Strike" dated June 30th, 1972 and approved by Council July 4th, 1972 contained the following summary of the Department of Permits & Licenses request:

<u>"Department of Permits & Licenses (Note 1)"</u>	<u>Amount Requested</u>	<u>Amount Recommended</u>
1. Administrative, Inspection and Development Divisions	15,500	5,000
2. Construction Division		
(a) Office cleaning and building repairs	4,705	Ø
	<u>\$20,205</u>	<u>\$5,000</u>

Note 1. An interim allowance of \$5,000 is being recommended pending further review of the catch-up work proposed by the Director of Permits and Licenses."

The Director of Permits and Licenses reports that

"A further review of the Department of Permits & Licenses overtime picture suggests that the following amounts are the minimum required to assist in reducing the workload resulting from the strike.

(1) Administration, Inspection & Development Divisions	\$ 9,800
(2) Construction Division	<u>3,600</u>
	\$13,400

As \$5,000 has been allotted to the Department, a further \$8,400 is necessary.

Adjustments have been made in each of the following Divisions as follows:

(1) Administration

Original Request \$2,500 - Now \$1,800

Plumbing, Gas, Electrical and Oil Burner Permit applications which accumulated during the strike will be issued without checking the files as is usually done. There is a slight risk that a permit will be issued in error but the backlog can be processed within the overtime sum suggested.

(2) Inspection and Enforcement

Original Request \$7,135 - Now \$3,000

Building, Electrical and Plumbing work normally requires field inspection at stages before the work is covered up. It was believed that an amount of overtime would be required to handle those jobs which were covered up as well as those where a permit had not been taken out. It is now believed that these inspections can be made during normal hours but it will be necessary to carry a backlog for a reasonable period of time and further that there will be some risk of defective installations being covered. This is based on the knowledge that jobs were left open for inspection to a greater degree than expected. Plumbing and gas installations are the most critical of the three areas and the overtime allotment will be primarily used in this work.

cont'd..

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BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Overtime Work and Temporary Help
Required after the Strike (cont'd)

(3) Development

Original Request \$5,865 - Now \$5,000

This Division, where Development, Building and other permits are issued, has a continuing backlog of approximately two weeks which was greatly increased by the strike. Applications were received during the strike as well as many more immediately following, from persons who had been waiting. It is expected a further increase will take place when the labour problems in the construction industry are resolved.

There are no short cuts which can be taken to speed up the process, and overtime is the only method of proceeding at this time. Trained staff of this type are not available and other staff additions would not be productive until trained.

In the meantime, the overtime allotment will help but will not initially affect the delay in issuing permits which has resulted from the backlog. It would appear at this time that a further request for funds will be required and a further report will be prepared if necessary.

(4) Construction and Maintenance

Original Request \$4,705 - Now \$3,600

This Division is responsible for the construction, alteration, cleaning and maintenance of City buildings. The overtime amount to clean the City Hall has been removed and the work will be undertaken as an extension of the normal routine, however, it will take longer to complete the work.

The amount asked for will allow items included in the budget to be undertaken. This was not started, for budget approval was not known until now. The majority of the items should be undertaken this year and a number must be completed before the fall and winter months.

I recommend that:

- (1) an additional \$8,400 be allotted to the Department of Permits & Licenses for Overtime Work and Temporary Help
- (2) approval of the procedures outlined in the foregoing report."

The Director of Finance and your Board RECOMMEND that an additional \$8,400 be allocated for Overtime Work and Temporary Help, and the procedures be adopted subject to further report to Council if they are not dealing successfully with the emergency situation.'

MOVED by Ald. Adams,

THAT the foregoing report of the Board of Administration be approved.

- CARRIED

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BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

J. LIP Arts Project 51222:
Progress Report

The Board of Administration, under date of July 14, 1972, submitted the following report:

'The Director of SP/CD reports:

The LIP Program for Artists and Musicians was extended on June 13, 1972 by an additional contribution of \$78,034.00 from the Department of Manpower and Immigration and a contribution of \$4,000.00 from the City of Vancouver so that the Program can run until the end of September, 1972.

Award for Kiosks

The Arts Project is being directed by the Department of SP/CD guided by a Committee consisting of architect Arthur Erickson; artist Jack Shadbolt; Vancouver Art Gallery Director, Tony Emery; sculptor, Paul Deggan; musician Tom Northcott; Deputy Director of Finance, Peter Leckie; Deputy City Engineer, Bill Curtis; and Personnel Technician, George Laue.

On May 13th the Department's Arts Advisory Committee received the Allied Arts Award of the Royal Architectural Institute of Canada for its development of the concept of Art Kiosks. Each year this award is made to an artist in a field allied to architecture who has made the greatest contribution to the esthetics of the urban environment. This year's award set a precedent on two counts: it was granted to a Committee rather than a single artist and for an idea rather than for an executed work of art. The Institute felt that the use of kiosks to display paintings, prints, or posters could be a most effective, inexpensive means of beautifying streets and spaces which otherwise lack interest for pedestrians. Six kiosks designed by Paul Deggan are on display in the downtown area. A new set of kiosks designed by architect Leo Ehling, that are suitable for displaying prints, are being built by the City Engineering Department.

Banners

The street banners that are each summer placed on major Vancouver thoroughfares were produced this summer by Marken Joslin, one of the artists employed under the Program. They have received much favourable comment for their exceptional design. The design would normally have been commissioned by the Engineering Department at a cost of about \$850.00. The project therefore resulted in a saving of this amount in the Departmental budget.

Park Concerts

Six ensembles of musicians who perform music ranging from Renaissance to rock are presently employed. A series of free Neighbourhood Concerts every Thursday evening at 7:30 pm and Sunday afternoon at 2:00 pm are scheduled to take place in John Hendry Park, Queen Elizabeth Park, Alexandra Park, Maple Grove Park, and at Kitsilano Beach Park. In addition, the same groups give unscheduled concerts on sidewalks, parks, malls, and shopping centres throughout the City. In inclement weather they have been performing in rest homes.

Artlach - 72 - Music and Art Fair

Coinciding with the Vancouver Sea Festival a series of concerts, an art exhibition and other special events are scheduled to take place on the grounds of the Centennial Museum and Planetarium from July 21 to 23 inclusive. At this time the art work produced under the Program will be exhibited and, if recommendations contained in this report are approved, some will be offered for sale. Other planned events include an exhibition of paintings and crafts by guest participants, a Kite Design Contest, and special art activities for children under the direction of the Vancouver Art Gallery. In addition, a Celebrity Painting Contest is sched-

cont'd....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)LIP Arts Project 51222:
Progress Report (cont'd)

uled in which members of the media, athletes, politicians, and others unfettered by the slavery of artistic talent will be given an opportunity to express their inner selves on canvas. Berets, smocks, paints, and canvas will be supplied. Invitations will be extended to Council and the Board of Administration. Finally, a retiring City garbage truck will be honored by the attention of our artists, and transformed, hopefully, into a timeless work of art.

Display of Art

A sufficient number of paintings, photographs, prints and tapestries are now on hand to turn many of the public spaces within Municipal buildings into interesting galleries. It is recommended that the Construction Division of the Department of Permits and Licenses be empowered to use its discretion in the selection of suitable locations including halls and reception areas in Municipal buildings to display works of art, in consultation with the Department of SP/CD and other departments concerned.

Sale of Art

Most of the art - particularly that which was commissioned to occupy special places in Municipal buildings - should be retained by the City. Series of silkscreen prints and some paintings may be offered for sale. It is recommended that the Department of SP/CD be given authority to sell works of art at prices and in a manner recommended by the Arts Steering Committee and that this be done subject to controls acceptable to the Director of Finance. It is further recommended that funds thus received be put back into the Program. Department of Manpower officials have advised that the Agreement between the City and the Department may be amended to permit this to happen.

Recommendations

1. That the Construction Division of the Department of Permits and Licenses be empowered to use its discretion in the selection of suitable locations including corridors and reception areas to display works of art in consultation with the Department of SP/CD and other departments concerned.
2. That the Department of SP/CD be given authority to offer for sale works of art at prices and in a manner recommended by the Arts Steering Committee and subject to controls acceptable to the Director of Finance.
3. That any funds received from the sale of works of art be put back into the Program subject to an enabling amendment to the contract between the City and the Department of Manpower and Immigration.

This report has been discussed with the City Engineer, the Deputy Director of Finance, and the Director of Permits and Licenses, who concur with the recommendations affecting their respective Departments.

Your Board of Administration RECOMMENDS that the foregoing recommendations of the Director of SP/CD be approved. "

MOVED by Ald. Hardwick,

THAT the foregoing report of the Board of Administration be approved.

- CARRIED

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BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

**K. Illegal Suites:
Hardship Cases**

The Special Committee re Illegal Suites - Hardship Cases submitted the following report under date of July 6, 1972:

"The Committee of Officials has considered the following requests under the policy established by Council concerning Illegal Suites - Hardship Cases, and reports as follows:

- (a) The following applications recommended for approval by the sub-committee, be approved:

Mrs. Jacqueline Kiepprien (tenant), 5481 Ormidale Street
Miss Dorothy M. York (tenant), 6444 St. Catherines Street
Miss Marie T. Nadeau (tenant), 43 West 18th Avenue
Mrs. Arlene Jill Merke (tenant), 985 East 64th Avenue
Mrs. Jean B. McMurdo (tenant), 1491 S.E. Marine Drive
Mr. Frank Quiring (tenant), 734 East 19th Avenue
Mrs. Mary Aileen Reeve (tenant), 2097 East 45th Avenue
Mr. Sahadeo & Mrs. Ahilla Maharajh (owners), 4405 West 16th Avenue
Mrs. Annie Gruenwald (owner), 2176 East 61st Avenue

- (b) the following applications be approved for one year from the date of this Resolution:

Mr. Bruce Hicks (tenant), 2976 Turner Street
Mr. Jhalman Lidder (owner), 332 East 38th Avenue
Mr. Pritam Singh Bhuller (owner), 1166 East 59th Avenue

- (c) the following application be not approved:

Mrs. Marie B. Adamic (owner), 4402 West 7th Avenue

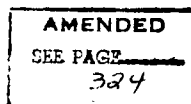
- (d) in respect to the above-mentioned, the City Building Inspector be instructed to withhold enforcement action and to carry out the policy as adopted by Council on December 17, 1963, and as amended by Council on November 10, 1964."

MOVED by Ald. Broome,

THAT the foregoing report of the Special Committee re Illegal Suites - Hardship Cases, dated July 6, 1972, and containing clauses (a) to (d), be approved.

- CARRIED

**L. Canadian National Railway and
False Creek Agreement**



The Special Committee re Canadian National Railway and False Creek Agreement submitted its final report dated July 10, 1972, setting out its actions which concluded in the receipt of a cheque from the Canadian National Railway in the amount of \$2,750,000 for the termination of the 1913 agreement with the Canadian National Railway.

MOVED by Ald. Adams,

THAT the report of the Special Committee be approved, the Board of Administration arrange for any necessary preparations for construction work which will arise out of the termination of the Canadian National Railway agreement and the Law Department be requested to prepare and present to Council the new agreement, based on the Committee's report.

- CARRIED

Regular Council, July 18, 1972 24

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

M. Lease of Black Cat Cafe

The Board of Administration, under date of July 17, 1972, submitted the following report:

'The Corporation Counsel reports as follows:

"The City has leased the Black Cat Cafe facilities in the Dick Building at the South-east corner of Broadway and Granville Street to Terry Viras from 1 January, 1971, to 31 December, 1976. This lease was assigned to Sheesh Mahal Restaurants Ltd. as of 1 October, 1971. This assignment was approved by Council on 19 October, 1971. Sheesh Mahal Restaurants Ltd. has arranged for a loan of \$25,000.00 from Industrial Development Bank in connection with its business and the Bank's solicitors have insisted that Sheesh Mahal Restaurants Ltd. mortgage its interest in the lease by way of sub-lease in order to secure repayment of this loan and interest.

The provisions of the lease from the City prevent Sheesh Mahal Restaurants Ltd. from sub-leasing the above property without the consent of the City.

Sheesh Mahal Restaurants Ltd. has requested the City give written consent to the mortgage by way of sub-lease in order to permit it to obtain this loan. The Bank's solicitors have requested that the consent contain a provision that the City will not exercise its remedies for breach of covenant under the lease unless the Bank has first received thirty days' notice of any default by Sheesh Mahal Restaurants Ltd. and that the City will not unreasonably withhold its consent to the assignment, sale or other disposition of the lease by the Bank if the Bank realizes its security. I feel that the execution of such a consent in the terms requested by the Bank will not unduly delay the City in the enforcement of its remedies under this lease.

I RECOMMEND that the City give its consent to the mortgage by way of sub-lease in the terms requested by the Bank and that the Mayor and the City Clerk be authorized to execute such written consent, the terms of which are to be satisfactory to the Corporation Counsel."

YOUR BOARD RECOMMENDS that the foregoing recommendation of the Corporation Counsel be adopted.'

MOVED by Ald. Bird,

THAT the foregoing report of the Board of Administration be approved.

- CARRIED

N. Co-ordination of Services: Health, Welfare and Probation Space Requirements

The Board of Administration, under date of July 14, 1972, submitted the following report:

"Your Board in the Fall of 1971 requested the Administrative Analyst to review the problem of co-ordination in the North Service Area of the City between the City Departments of Health, Welfare and Rehabilitation and Probation Services and the private agencies such as the Children's Aid Society, Neighbourhood Services Association and others. A report, which in fact is both a progress report and a report on space requirements in the City, has now been received from him, and is attached.

His recommendations are as follows:

1. The establishment of a main office for the North Service Area, located in the Commercial Drive Area south of Hastings Street, be approved in principle.
2. The establishment of a sub-office in the West End (west of Burrard Street) be approved in principle.

cont'd....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)Co-ordination of Services: Health, Welfare
and Probation Space Requirements (cont'd)

3. The establishment of a sub-office in the easterly half of the East Service Area be approved in principle.
4. The following items to be adopted as Council policy for provision of Health, Welfare and Probation and other local services throughout the City:

(a) Service Area Boundaries

Coincident with the commencement of operations of the three Departments from the main office for the North Service Area, the Departments commence using the service area boundaries which were approved in 1969, throughout the City. (See map attached)

(b) North Service Area

- (i) Accommodation be provided to house Health, Welfare, Probation and social planning staffs.
- (ii) The lease of 306 Abbott Street be terminated as soon as possible after operations have commenced at the new location.
- (iii) The Health, Welfare, Probation, Social Planning, Planning, use facilities to be provided at the old Museum Building (Main & Hastings Streets) as a local service office for individuals and families living in the Downtown area. Also, provision to be made to house Inspectors of the Permits & Licenses Dept. and Fire Wardens working in the Downtown area.

(c) Central Service Area

- (i) The Departments provide services for the Central Service Area (except the West End) from 1530 West 8th Avenue.
- (ii) Space be leased for a West End office.

(d) East Service Area

- (i) The Departments provide services for the East Service Area using the existing building at 2610 Victoria Drive.
- (ii) Space to be provided for a sub-office in the east half of the area.

(e) South Service Area

The Departments provide services from the existing building at 6405 Knight Street and the local area office at 1950 Argyle St.

(f) West Service Area

- (i) The Health and Probation Departments provide services from 2112 West 42nd Avenue and the Welfare Department from 1530 West 8th Avenue until new facilities have been constructed. The present facility at 2112 West 42nd Avenue to be operated as a local area office or abandoned in favour of some other local facility when a decision on the provision of the main facility has been agreed upon.
- (ii) The Department Heads to review the advisability of proceeding with the erection of a City building on the Oakridge site, and the manner in which Welfare services are to be provided for the Riley Park area. (See Item 4(b) of the Administrative Analyst's report for details.)

cont'd...

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BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Co-ordination of Services: Health, Welfare
and Probation Space Requirements (cont'd)

5. The Assistant Director - Construction, in conjunction with the Department Heads (Health, Welfare, Probation and Social Planning), be authorized to prepare a detailed resume of space requirements and submit proposals for suitable space for the North Service Area office, the West End and East Area sub-office. (Note: In the 1971-75 capital estimates the proposal of constructing a new Health and Welfare building in the North Services Area was deleted, it being recommended that premises be rented as the initial step to the increasing of services.)
6. Architects to be appointed to prepare drawings and obtain estimates for the alteration and renovation of the Health and Welfare facilities at 2610 Victoria Drive, 6405 Knight Street, and 1530 West 8th Avenue. (The sum of \$400,000 was provided in the 1971-75 capital estimates for these purposes.)

Your Board note that the Administrative Analyst has had discussions with the Chief Officers of the following agencies:

Children's Aid Society
Family Service Centres
Neighbourhood Services Association
Boys' Clubs of Vancouver
Y.M.C.A.
Y.W.C.A.
Recreation Programs Division - Park Board

and has by letter outlined to each of them and to the Director of the Catholic Children's Aid Society the recommendations submitted above. He has requested the Chief Officers of the private agencies to outline to him what the contribution of their agency might be in the North Service Area in particular, and in the rest of the City in general, to further the co-ordination of services and to indicate where, in their view, changes might be made to avoid a duplication of such services.

Your Board further note that the comments and advice of these Chief Officers, and the views of the Department Heads involved, are to be consolidated into a later report concerning the further development of co-ordination of services.

Your Board note that Bill C213 (an Act to amend the National Housing Act) proposes major new programs among which is "The Neighbourhood Improvement Program" designed to facilitate community improvement activities and provide a system of federal government loans and grants covering a range of planning, land acquisition, and development activities for urban neighbourhood rehabilitation. Special provision is made for financing of social and recreation facilities, including day care and multi-use centres, and upgrading of municipal services. It is possible that the facilities recommended by this report may be financed through this Federal program if Bill C213 receives royal assent.

Your Board RECOMMEND that the foregoing recommendations of the Administrative Analyst be adopted."

MOVED by Ald. Hardwick,

THAT the report of the Board of Administration on co-ordination of services and space requirements be referred to the Standing Committee on Health and Welfare for discussion with the responsible department heads, and in the meantime the Board of Administration report to the Health and Welfare Committee in regard to the costs involved;

FURTHER THAT in passing this resolution the Council recognizes the need to proceed with the old Museum building alterations and the need for the West End Service Centre and authorizes the Board of Administration to take the appropriate steps for these two functions at this time.

- CARRIED

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COMMITTEE OF THE WHOLE

MOVED by Ald. Broome,
THAT the Committee of the Whole rise and report.

- CARRIED

MOVED by Ald. Broome,
SECONDED by Ald. Sweeney,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

BY-LAWS

1. BY-LAW TO AMEND BY-LAW No. 3575, BEING THE
ZONING AND DEVELOPMENT BY-LAW (Establishment
of the new CRM-2 and CRM-3 Zoning Districts)

MOVED by Ald. Bird,
SECONDED by Ald. Wilson,
THAT leave be given to introduce a By-law to amend By-law
No. 3575, being the Zoning and Development By-law, and the By-law
be read a first time.

- CARRIED

MOVED by Ald. Bird,
SECONDED by Ald. Wilson,
THAT the By-law be read a second time.

- CARRIED

MOVED by Ald. Bird,
SECONDED by Ald. Wilson,
THAT Council do resolve itself into Committee of the Whole,
to consider and report on the By-law, His Worship the Mayor in the
Chair.

- CARRIED

MOVED by Ald. Bird,
THAT the Committee of the Whole rise and report.

- CARRIED

The Committee then rose and reported the By-law complete.

MOVED by Ald. Bird,
SECONDED by Ald. Wilson,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

MOVED by Ald. Bird,
SECONDED by Ald. Wilson,
THAT the By-law be read a third time and the Mayor and City
Clerk be authorized to sign same and affix thereto the Corporate
Seal.

- CARRIED

(The By-law received three readings)

2. BY-LAW TO AMEND BY-LAW No. 4188, BEING THE
ZONING AND DEVELOPMENT FEE BY-LAW (Re: the
new CRM-2 and CRM-3 Districts)

MOVED by Ald. Bird,
SECONDED by Ald. Sweeney,
THAT leave be given to introduce a By-law to amend By-law
No. 4188, being the Zoning and Development Fee By-law, and the
By-law be read a first time.

- CARRIED

cont'd...

BY-LAWS (cont'd)

By-law to amend By-law No. 4188
(cont'd)

MOVED by Ald. Bird,
SECONDED by Ald. Sweeney,
 THAT the By-law be read a second time.
- CARRIED

MOVED by Ald. Bird,
SECONDED by Ald. Sweeney,
 THAT Council do resolve itself into Committee of the Whole,
to consider and report on the By-law, His Worship the Mayor in
the Chair.
- CARRIED

MOVED by Ald. Bird,
 THAT the Committee of the Whole rise and report.
- CARRIED

The Committee then rose and reported the By-law complete.

MOVED by Ald. Bird,
SECONDED by Ald. Sweeney,
 THAT the report of the Committee of the Whole be adopted.
- CARRIED

MOVED by Ald. Bird,
SECONDED by Ald. Sweeney,
 THAT the By-law be read a third time and the Mayor and City
Clerk be authorized to sign same and affix thereto the Corporate
Seal.
- CARRIED

(The By-law received three readings)

3. BY-LAW TO AMEND BY-LAW No. 3614, BEING THE
LOCAL IMPROVEMENT PROCEDURE BY-LAW (re
improving lanes with asphaltic concrete
pavement)

MOVED by Ald. Phillips,
SECONDED by Ald. Calder,
 THAT leave be given to introduce a By-law to amend By-law
No. 3614, being the Local Improvement Procedure By-law, and the
By-law be read a first time.
- CARRIED

MOVED by Ald. Phillips,
SECONDED by Ald. Calder,
 THAT the By-law be read a second time.
- CARRIED

MOVED by Ald. Phillips,
SECONDED by Ald. Calder,
 THAT Council do resolve itself into Committee of the Whole,
to consider and report on the By-law, His Worship the Mayor in the
Chair.
- CARRIED

MOVED by Ald. Phillips,
 THAT the Committee of the Whole rise and report.
- CARRIED

The Committee then rose and reported the By-law complete.

cont'd....

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BY-LAWS (cont'd)

By-law to amend By-law No. 3614,
being the Local Improvement Procedure By-law
(cont'd)

MOVED by Ald. Phillips,
SECONDED by Ald. Calder,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

MOVED by Ald. Phillips,
SECONDED by Ald. Calder,
THAT the By-law be read a third time and the Mayor and City
Clerk be authorized to sign same and affix thereto the Corporate
Seal.

- CARRIED

(The By-law received three readings)

MOTIONS

1. Multi-Purpose Community Services
Centre: Champlain Heights

The following motion which was originally submitted to
Council on July 4th was considered by the Council on July 18th:

MOVED by Ald. Linnell,
SECONDED by Ald. Wilson,

THAT WHEREAS many residents in and around the Champlain
Heights development are already concerned about the nature and
quality of community services for their area and have formed
committees concerned with park development, community schools,
senior citizen needs, housing, and future Champlain Heights
development, density, transportation, and land sale; and

WHEREAS Champlain Heights, still being developed and
lacking an established social and community network of services
could be an ideal place to create a new format for innovative
health, welfare, recreation, education, police, probation and
voluntary programmes, for all age groups, their distribution
and administration; and

WHEREAS City funds have been approved for a Neighbourhood
Centre in conjunction with the new elementary school similar
to the Neighbourhood centres constructed in conjunction with
Thunderbird and Strathcona Elementary Schools and there has
been no planning to date regarding programming and administration
in the Champlain Heights Neighbourhood Services Centre; and

WHEREAS the next capital plan for the School Board involving
funding for the Champlain Heights Secondary School comes up in
1973, and there are no funds in the City's present Five Year
Capital Plan for a Community Services Centre in conjunction with
this new Secondary School.

THEREFORE BE IT RESOLVED THAT:

- (a) Council approve the establishment of a Champlain Heights
Planning Advisory Committee for the planning and development
of community programmes as described above together with
the required buildings.
- (b) The composition of the Champlain Heights Planning Advisory
Committee and its responsibilities be similar to the
Britannia Planning Advisory Committee.

cont'd...

Regular Council, July 18, 1972 30

MOTIONS (cont'd)

Multi-Purpose Community Services
Centre: Champlain Heights (cont'd)

- (c) The Health and Welfare Standing Committee be charged with the responsibility of preparing in co-operation with citizens, public and private agencies, terms of reference for the Champlain Heights Planning Advisory Committee which will include capital funding and programme budgeting and report back to Council.

(referred)

MOVED by Ald. Hardwick,

THAT the subject matter of the foregoing motion be referred to the Director of Planning and Civic Development and the Director of Social Planning/Community Development to report to Council as to how the matters raised in the motion can be incorporated into the Federal Neighbourhood Improvement Program; it being understood that in passing this motion it is not the intent of Council to hold up the continuing development of the area.

- CARRIED

2. Containerized Equipment

The following Notice of Motion was submitted at the meeting on July 4th, seconded this day by Alderman Sweeney:

MOVED by Ald. Wilson,
SECONDED by Ald. Sweeney,

THAT WHEREAS the Port of Vancouver is experiencing loss of maritime business due to a lack of Federal action in financing adequate equipment and facilities to handle containerized cargoes;

AND WHEREAS the municipal Port of Seattle is benefiting from the neglect of our Federal agencies in modernizing cargo handling facilities in the Port of Vancouver;

THEREFORE BE IT RESOLVED that City Council, through His Worship the Mayor, communicate with the Federal Members of Parliament requesting them to advise Council on proposed plans, if any, to meet the challenge of Seattle in handling ship cargoes where the destination is Canada.

- CARRIED

NEW BUSINESS

1. Rezoning Application:
Nanaimo and Pender Streets

MOVED by Ald. Calder,
SECONDED by Ald. Bird,

THAT the application by Mr. Funaro to rezone a half-block of property at the intersection of Nanaimo and Pender Streets from RS-1 to C-2 Commercial, be referred to a Public Hearing to be held on August 3, 1972, and the Technical Planning Board and Vancouver City Planning Commission be asked to submit reports directly to the Public Hearing.

- CARRIED

NEW BUSINESS (cont'd)

2. Monorail:
Standing Committee on Transportation

AMENDED
SEE PAGE
325

MOVED by Ald. Calder,
SECONDED by Ald. Phillips,
THAT the Standing Committee on Transportation be authorized
to consider the subject of Monorail form of transportation.

- CARRIED

3. Rezoning Application:
S/S Grant Street between Commercial
and Salsbury Drives

Alderman Calder referred to a rezoning application in the
Grandview area which was made several months ago.

MOVED by Ald. Phillips,
SECONDED by Ald. Calder,
THAT the application to rezone property on the south side
of Grant Street between Commercial and Salsbury Drives from RT-2
2 family dwelling district to a C-2 commercial district, be re-
ferred to the Public Hearing to be held on August 3rd, and the
reports from the Vancouver City Planning Commission and Technical
Planning Board be submitted to that meeting.

- CARRIED

The Council recessed at approximately 3:50 p.m. and reconvened
in the #1 Committee room at 4:10 p.m. with the same members of the
Council present.

REPORT REFERENCE

Development of Block 42:
Pacific Centre Limited

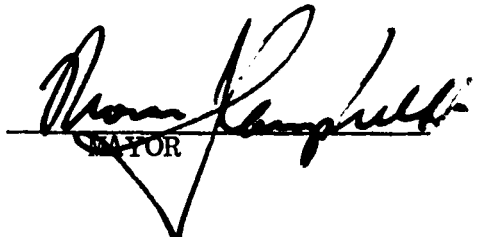
Pacific Centre Limited made a submission to the Council in
the form of an oral presentation supported with numerous plans
and drawings indicating the nature of the development plan for
Block 42. Many questions were discussed with the delegation by
members of the Council and attention was directed particularly
to that portion of the development fronting on Granville Street.
Members of Council expressed concern at the design of this
side which incorporates three fire doors and three show window
spaces, along with retail space.

MOVED by Ald. Adams, SECONDED by Ald. Sweeney,
THAT Council receive the representation by Pacific Centre
Limited and its architects and advise Pacific Centre Limited that,
having regard to the terms of the agreement between it and the
City in respect to the design for Block 42, it is not satisfied
with the amount of retail exposure on the Granville Street side
and urgently requests the developer to do all possible to improve
this situation in order to increase the amount of retail space
on this frontage.

- CARRIED

The Council adjourned at approximately 5:15 p.m.

The foregoing are Minutes of the Regular Council meeting
dated July 18, 1972, adopted, as amended, on August 1, 1972.


MAYOR


CITY CLERK

July 14, 1972

The following is a report of the Board of Administration:-

WORKS & UTILITY MATTERS

CITY ENGINEER'S REPORT

RECOMMENDATIONS:

1. Closure of Lane West of Oak Street between 12th Avenue and the lane North, Block 395, D.L. 526

"The lane west of Oak Street from 12th Avenue to the lane north has never been opened to the public. The owners of the property abutting this lane wish to demolish the existing occupations and erect an apartment and request the acquisition of this lane. The lane is surplus to the City's highway requirements.

I recommend that the lane west of Oak Street from 12th Avenue to the lane north be closed, stopped up and conveyed to the adjacent owners subject to the following conditions.

1. The lots on both sides of the lane to be first registered in one ownership.
2. The value of the closed lane to be \$12,750.00 in accordance with the recommendation of the Supervisor of Property and Insurance.
3. The closed lane to be subdivided with the abutting property to form one parcel."

Your Board RECOMMENDS that the foregoing be approved.

2. Closure of Streets and Lanes In Champlain Heights, D.L. 335 Between 54th Avenue and 65th Avenue, from Tyne Street to Boundary Road

"The continuing development of Champlain Heights makes the old grid system streets and lanes surplus to the City's highway requirements. The City is the owner of all the lands in the area between 54th Avenue and 65th Avenue from Tyne Street to Boundary Road.

I recommend that all the streets and lanes shown outlined blue, green, red and yellow on plan marginally numbered LA 178 be closed, stopped up and title taken thereto and that the said streets and lanes be consolidated with the abutting lands in D.L. 335 to form one parcel."

Your Board RECOMMENDS that the foregoing be approved.

3. Western Outboard & Equipment Ltd., 1820 Fir Street

" City Council on November 16th, 1971 adopted a recommendation of the Official Traffic Commission dated November 1st, 1971 that Western Outboard and Equipment be permitted to carry on the use of the crane attached to the building and overhanging Fir Street until April 30th, 1972 but the crane be removed by May 7th, 1972 .

On May 19, while investigating a complaint concerning Western Outboard's activities on the streets, Engineering Department personnel noted that the overhead crane had not been removed. Subsequently, Western Outboard and Equipment Limited were contacted and requested to explain the existence of the crane beyond the authorized termination date.

In his letter of June 8, 1972, replying to our request, Mr. E. Paul, General Manager of Western Outboard Limited stated that, 'due to a delay in receiving the building permit and now the construction lockout, we do not expect to complete the project for six months. During this interval, it is imperative that we have the use of the hoist, otherwise we would have to lay off several employees and seriously hamper our business. - We ask for your consideration and would appreciate an eight month extension.' (Letter attached)

3. Western Outboard & Equipment Ltd., 1820 Fir Street (Cont'd)

In spite of the fact that last Fall, Western Outboard Limited personnel appeared confident that their schedule for construction would eliminate the overhead crane by May 7, 1972, the combination of inclement weather at the beginning of this year followed by disputes in the construction industry in the Spring, has forced other projects to fall behind schedule, and an extension to December 31, 1972 for this operation would be appropriate.

In the meantime, the complaint re the use of the street for repairing boats and the illegal parking is a matter for Police enforcement and has been brought to the attention of the Police Department. (It is pointed out that parking on Fir Street in front of Western Outboard and Equipment Limited is not legal, due to the location and spacing of sidewalk crossings).

I Recommend that:

Western Outboard and Equipment Limited be permitted to use the overhead crane at 1820 Fir Street until December 31, 1972."

Your Board RECOMMENDS that the foregoing be approved.

4. Twin Sewer on Melville/Dunsmuir Connector from Burrard Street Westward

"The Melville/Dunsmuir Connector is scheduled for paving later this year. As part of the sewer separation program for the downtown peninsula, it is proposed to install, prior to paving, a twin sewer.

The estimated cost of the work is \$50,000.

Provision for this work has been requested in the 1972 Capital Budget.

I Recommend that \$50,000 be approved in advance of the 1972 Capital Budget under 'Reconstruction & Relief' (reference #3-03-04)."

Your Board RECOMMENDS that the foregoing be approved.

5. Twin Sewer on 14th Avenue from Kaslo Street to 230 Feet West

" A 230 foot extension of the twin sewers on 14th Avenue west of Kaslo Street is required in order to serve eight properties not previously connected and still using septic tanks.

The estimated cost of the work is \$6,200.

I Recommend that \$6,200 be advanced from the 1972 Capital Budget under 'Pollution Control - Unallocated' (Reference No. 3-04-08)."

Your Board RECOMMENDS that the foregoing be approved.

INFORMATION:

6. 1972 Parking Branch Budget

The City Engineer reports as follows:

"At its meeting on January 23rd, 1969, Council received a Board of Administration report stating that the Downtown Parking Corporation (DPC) accepted the suggestion that it should pay for the technical assistance required by the Vancouver Parking Commission. It was planned that the technical assistance would take the form of an engineer, and supporting clerical/technical staff, assigned to the Traffic Division. The moneys for this assistance were to be provided from operating surpluses of the DPC.

/continued . . .

Clause #6 Continued

Subsequently it was determined that in view of the DPC expansion underway at Lot Number 2 the DPC surpluses might not be sufficient to pay the full budgeted figure. This situation was referred to Council at its meeting on March 20th, 1970. At this meeting Council approved taking the necessary funds from the Current Parking Meter Revenue Account if the DPC was unable to provide the full budgeted amount.

In 1970 and 1971 all costs associated with the Parking Branch have been paid for by the DPC. The Parking Branch budget for 1972 is \$21,214. The DPC has advised that its organization has an interest in only a portion of the work to be undertaken by the branch this year. Accordingly the DPC has agreed to contribute \$13,500. Therefore, the remaining \$7,714 of the 1972 Parking Branch budget will be charged to the basic Revenue Budget for the Engineering Department."

Your Board submits the matter to Council for INFORMATION.

7. Block 52 Parking Garage

The City Engineer reports as follows:

"On July 21, 1971, the Board of Administration submitted a report to Council on the Block 52 parking garage. Appendix 'A' of that report included annual estimates of the parking garage costs and revenues. These estimates covered the initial year and subsequent years of the garage operation. In that report it was also stated that 'it is possible that the actual revenues will be less than estimated.'

The purpose of this information report is to advise Council of the cost/revenue and parking rate situation for the Block 52 parking facility following actual operating experience which commenced on October 1, 1971.

By the terms of the lease agreement between the City and Pacific Centre Limited, the Block 52 parking garage was required to open when it was completed to the degree necessary to permit proper operation. The architects for Pacific Centre Limited advised the City that the Block 52 garage was suitable for operation on October 1, 1971. Accordingly, the garage opened on that date with the basic garage rent commencing concurrently.

During the first five months of operation there has been an average monthly deficit of approximately \$42,000. This deficit is higher than indicated in the Appendix of the July, 1971, report to Council. In the latter report an annual deficit was suggested for the initial year of operation which averaged out to approximately \$1,700 per month.

The large department store on the Block 52 site is planned to open in mid-August of this year. After that time it is estimated that there will be average monthly surpluses of about \$13,000.

The main cause for this deficit has been the low building occupancy on the Block 52 site. More specifically, only 7% of the retail area is presently occupied and open to the public. Furthermore, the majority of the office tower was not occupied during this initial period of operation.

Another cause for the deficit has been the continuing construction work at the south end of the site. This work has temporarily limited pedestrian access to and egress from the parking garage. In addition, the appearance of the construction activity in the vicinity of the garage entrance ramps has diverted parkers to other facilities.

It is also suggested that because the parking garage is new and not apparent from street level, it has taken and will continue to take motorists some time to become accustomed to its location.

/continued . . .

Clause #7 Continued

In the July, 1971, report to Council it was mentioned that it may be necessary to review the daily transient parking rates. The present daily rate of 35¢ per hour is comparable to private parking facilities in the vicinity of Block 52. This consideration suggests that the garage is competitive as far as rates are concerned. While parking rates have some bearing on the garage utilization and related revenue, it is suggested that the revenue is mainly a function of building occupancy on the Block 52 site. As mentioned above, the large department store on the site is expected to open later in the year. This new retail development should generate a major increase in the transient parking and the related revenue.

Council's attention is also drawn to the fact that this 25-year parking garage lease can be renewed for an additional 25-year term. If the City decides to renew the lease, by the terms of the agreement the garage rental would be reduced by 67%. Since the garage rental is approximately 60% of total garage costs, these costs would, therefore, be substantially reduced during this additional term.

In summary, it is forecast that monthly deficits can be expected to continue until the department store on the site opens to the public. After that time, it is anticipated that the monthly deficits will be eliminated. Because current transient parking rates are competitive and because the utilization of the garage is related primarily to building site occupancy, it is suggested that the existing rates not be changed at this time.

After this report was prepared, the developer advised that the opening of the large department store on Block 52 would be delayed until at least mid-October of this year. This delay has been caused by the strikes in the construction industry."

Your Board submits the matter to Council for INFORMATION.

RECOMMENDATION:

8. Progress Report, 1972
Undergrounding Program

The City Engineer reports as follows:

"The City Council requested that a progress report be submitted on the projects being advanced under the Provincial "Power and Telephone Line Beautification Fund" Act with particular reference to the 1st Avenue and 16th Avenue projects.

Progress on the projects has been slower than anticipated because of the strike and the difficulty that the Utility Companies are having in arranging to make key personnel available to make the detailed estimates for the projects. According to the latest schedule, all of the projects on the original list will be started before the end of the year, subject to the outcome of the Courts of Revision.

The B.C. Hydro which is the only utility company involved for both the 1st Avenue and 16th Avenue projects estimate that the cost estimates will be available by September 1st. This will allow sufficient time to advance the projects as local improvements and then to award the contract and start construction before the end of the year as required by the Provincial Government.

(1) Proposed New Projects

Since the original list was sent to Victoria, requests for the following projects have been received:

a) Trounce Alley from Carral Street to 300 ft. west

This project has been approved by City Council to be advanced as a local improvement.

/continued . . .

Clause #8 Continuedb) 54th Avenue from Tyne Street to Boundary Road

This involves undergrounding of a circuit which is now supported on wooden poles. The work was planned to be done at the City's expense as part of the sub-division of Champlain Heights. The Company has prepared estimates for this work and has indicated that it is prepared to accept the portion of this project related to the existing lines under the 1972 cost sharing program.

c) Tyne Street from 49th to 54th Avenues

In 1970 a local improvement was offered to the owners on Tyne Street to underground a pole line on the east side of Tyne Street, but the owners were not prepared to proceed with the improvement on the cost sharing basis proposed by the City. The Fraserview - Killarney area Council again requested that this project be considered when news of the Provincial Fund was made public.

When the previous local improvement was advanced, the property on the east side of Tyne Street was owned by the City. Since then most of it has been sold. If a project is advanced now it will be assessed against the owners on both sides of the street.

Because estimates have been prepared within the past two years on these additional projects, the Utility Companies are able to furnish updated estimates quickly and the work will not interfere with the completion schedule for the projects already requested.

(2) Provincial Approval of Projects

The estimates and information which are required by the Provincial Government will be available to enable application to be made for approval under the Act for the following projects by July 21st:

- a) Pender Street - Lane east of Main Street to Homer Street.
- b) Trounce Alley - Carrall Street to approximately 300 ft. west.
- c) 54th Avenue - Tyne Street to Boundary Road.
- d) Tyne Street from 49th Avenue to 54th Avenue.

Application can be made at this time for approval subject to Council's approval following the Courts of Revision. The approval of the Government is desirable to confirm the cost sharing basis of our estimates for the local improvement projects.

(3) Report on City Policy for local improvement charges

On March 28th 1972 Council requested that a report be prepared dealing with the policy for setting the property owners' rates for undergrounding projects. It is proposed to submit this report to City Council on August 1st 1972. If the basis is decided, an amendment to the Local Improvement Procedure By-law will be submitted in August."

RECOMMENDED that:

- A. The following projects be added to the 1972 undergrounding cost-sharing program:
 - a) Trounce Alley from Carrall Street to approximately 300 ft. west.
 - b) 54th Avenue from Tyne Street to Boundary Road.
 - c) Tyne Street from 49th Avenue to 54th Avenue.
- B. The City Engineer be authorized to apply for Provincial Government approval of projects under the Power and Telephone Line Beautification Fund" Act as soon as the required estimates and information are obtained."

Clause #8 Continued

Your Board RECOMMENDS the foregoing recommendation of the City Engineer be adopted.

Your Board notes that it is not yet know what the City's total share of costs will be, since the basis of cost sharing under the Local Improvement By-Law has not yet been decided by Council. As indicated in the foregoing report, the matter of costs to the City will be the subject of a subsequent report.

9. Sale of 47th Avenue,
East of Collingwood Street

The Corporation Counsel and the City Engineer report as follows:

"47th Avenue, East of Collingwood Street, is 66 feet in width and 147.2 feet in depth and is dead-ended at its easterly extremity. It is not now and never has been developed as a road, and is not used by the two abutting owners who take access to their premises from Collingwood Street.

We recommend that the following resolution be passed:

- (1) That the portion of street known as 47th Avenue, East of Collingwood Street, that was acquired by dedication for highway purposes by Plan 2788 without any payment therefor, abutting Lot 2 except the south 20 feet and Lot 3, Block 2, District Lot 314, Group 1, New Westminster District, Plan 2788 and extending from the southerly production of the westerly boundary of said Lot 3 to the southerly production of the easterly boundary of said Lot 3 be stopped up, (hereinafter referred to as the closed road).
- (2) That the said closed road be disposed of and offered for sale to the two abutting owners as provided for in section 291A of the Vancouver Charter.
- (3) That the sale price of the said closed road be \$28,000 in accordance with the recommendation of the Supervisor of Property and Insurance, and the said closed road be divided into the North half and the South half.
- (4) That the said North half of the closed road be offered for sale to the owners of said Lot 3 at a sale price of \$14,000 on the condition that the same be consolidated with the said Lot 3 to form one parcel.
- (5) That the said South half of the closed road be offered for sale to the owners of said Lot 2 except the south 20 feet at a sale price of \$14,000 on the condition that the same be added to and consolidated with the said Lot 2 except the south 20 feet to form one parcel.
- (6) That each owner be advised that if he does not exercise his right to purchase his respective portion of the said closed road within three months after August 1, 1972 the Council may dispose of that portion of the said closed road to any other person at the same or greater price.

YOUR BOARD recommends that the foregoing report of the Corporation Counsel and the City Engineer be adopted.

CONSIDERATION:10. Department of National Defense - Student Summer
Employment - Execution of Statement of Understanding

The City Engineer reports:

"The Department of National Defense has a program of employing students for six weeks this summer on community projects, primarily of a anti-pollution/anti-litter nature. The D.N.D. recruits and employs the students and provides crew supervisors and crew transportation. They ask that the municipality provide technical direction.

Two projects have been approved for the City of Vancouver:

Special Park and Beach Clean-up

This would employ 25 male students with technical direction provided by the Park Board staff.

Pedestrian Traffic Count

This would employ 8 female students gathering information on pedestrian flows and volumes. Technical direction would be provided by Engineering Department staff and the project would provide the department with information of use in evaluating street cleaning needs.

Before starting work on these projects the Department of National Defense requires that a 'Statement of Understanding - Provision of Services' be signed on behalf of the City. The main provision of this document is that the City indemnifies the Crown against any claims arising out of the work. The students would be civilian employees of the D.N.D. and covered by the Government Employees' Compensation Act. The students for the Parks project would receive a week's first-aid and safety training before coming onto the job. Those for the Pedestrian Count would receive first-aid training.

The Statement of Understanding has been reviewed by the Law Department and they advise:

'This document would expose the City to an obligation which it has not previously assumed. Other groups which have volunteered to undertake work for the City have been required to indemnify the City. The degree of exposure would be comparable to that if the work were being done by the City's own employees with the difference that the students would not be under the direct supervision of City departments.'

These two projects would be of value to the City although the work they would do is additional to what had been planned by the departments. If Council wishes the D.N.D. to proceed with these projects, it should authorize execution of the Statement of Understanding, by the Mayor and City Clerk and the affixing of the City Seal."

Your Board forwards this report for the CONSIDERATION of Council.

FOR COUNCIL ACTION SEE PAGE(S) 268-269

Board of Administration, July 14, 1972 (Social 1)

SOCIAL SERVICE AND HEALTH MATTERS

INFORMATION:

1. Health Service for Youth Vancouver City Health Department

The Medical Health Officer reports as follows:

"BACKGROUND

In the summer of 1970 the Health Department became acutely aware of the health service needs of the transient young persons arriving in Vancouver. Our staff visiting various hostels were alerted to these needs through close association with youngsters whose nutritional status was poor, who suffered from a wide variety of infectious disease and who were in great need of dental and mental health services.

The Health Department staff and other volunteer health professionals provided health care on their own time during the critical period (October 1970) when large numbers of youth occupied the military facilities at Jericho.

With the active support of other agencies the Health Department submitted a request to the Department of National Health & Welfare for funds to provide a comprehensive health service designed to best serve the needs of young people.

THE SERVICE ORGANIZED

In July 1971 a grant of \$52,500. per year was made available. Shortly after, the three components of the service were organized -

1. Dental

A dental service 2 evenings per week was developed at Health Unit 3 (1530 West 8th Avenue). Volunteer dental students have been active in providing an augmented service under the direction of a dentist paid by the project.

2. Nursing

A field nursing service in cooperation with the Division of V.D. Control was established. Two nurses hired through this project's funds were pooled with the City of Vancouver nurse working out of V.D. Control and another nurse hired by the Province of British Columbia. These four nurses were able to assess health conditions, offer treatment and arrange referral of young people encountered in hostels, agencies and on the street.

3. Medical

A part-time physician, nurse and clerk initially worked within premises of another agency, but by January 1972 a portable building was located on the grounds of Alexandra Neighbourhood House. Since February, this clinic operating five afternoons per week has been an active and valuable back-up resource to the field nursing staff. In addition to venereal disease work it has been active in treating other infectious disease and general medical problems, and has provided a birth control service. A major health education emphasis has been preserved.

THE 1972-73 PROGRAM

Additional funds were requested to more adequately cope with the transient summer population and to provide mental health services. An increased grant of \$83,438. was requested from Ottawa. On June 28, 1972, it was learned this larger grant was approved. Steps have already been taken to extend the medical clinic to a full-time 6-day per week program, to add a mental health staff and to increase the dental clinic to 5 days per week. At the end of the summer the amount of service will be reduced.

Cont'd...

Board of Administration, July 14, 1972 (Social 2)

Clause #1 Continued

The program continues to be developed and modified in consultation with an Agency Advisory Committee which has met monthly to discuss the coordination of this program with the services in the city that serve health and other needs of young people.

The program has, to date, been successful in reaching large numbers of resident and transient young people, providing a good quality service in a way that is both accepted and appreciated.

The project will continue until January 31, 1974. A detailed assessment of the costs of rendering health services of this particular design will be prepared. Cost comparisons with conventional health services will then be possible."

Your Board submits the above report of the Medical Health Officer for Council INFORMATION.

2. Six-Month Progress & Evaluation Report -
Spring Street Project

The Director of Social Planning/Community Development reports as follows:

"City Council, when approving the 1972 Spring Street Budget, on April 18, 1972 approved a motion requesting a twice-yearly review of the Project, the first report to be submitted by the end of June this year. That report will not be ready until early August. Factors contributing to its delay were -

- (a) the civic strike which delayed the completion of hiring of full-time staff until June 1;
- (b) the evaluation process could not get fully underway until all staff were employed.

The evaluation is an important element of the Spring Street Project and it may provide a model for evaluating other social programs in the city. I would like to point out that the first evaluation report will have certain limitations. It will be an overview of the general progress of the project to date, including:

- (a) the nature of children and families participating in the program and their behaviour patterns;
- (b) a review of the methods being used to assess the degree of effectiveness of this program;
- (c) a comparison of delinquent children with a control group of normal children;
- (d) general indicators of the impact of the program on participants.

The first evaluation will not provide a cut and dried picture of how many youth have ceased committing delinquencies. This will have to wait for a later report. By the end of 1973 we should be able to state, in definite terms, which delinquent children have been helped and how; which ones have not been helped and why."

Your Board submits the foregoing report of the Director of Social Planning/Community Development for the INFORMATION of Council.

Board of Administration, July 14, 1972 (BUILDING - 1)

BUILDING AND PLANNING MATTERS

RECOMMENDATIONS

1. 3255 West 12th Avenue

A petition, with the complainant being Mrs. E.M. Davie, has been received with respect to a basement suite in the above-mentioned building.

The Director of Permits and Licenses reports as follows:

"On February 22, 1972, a report was submitted to Council as a result of complaints from Mrs. Davie. At the time of the report, an application had been made by the owner of the building for consideration under City Council's Hardship Policy. This application was considered and approved by Council on March 7, 1972.

When the new petition was received, re-inspection was made of the building on June 20, 1972, at which time it was found that the conditions, as approved by City Council under the Hardship Policy, had not changed. The basement dwelling was occupied by the owner and their four (4) children, and the main floor was occupied as one dwelling unit.

A further letter of complaint was received from Mrs. Davie on June 19, 1972, regarding an addition being made to the building. Our inspection services report that a concrete stub wall has been installed around the base of the existing sundeck, but there is no evidence of any additions being made to this building.

In view of the decision made by City Council in respect to the Hardship Policy, it is recommended that no action be taken and that a copy of this report be forwarded to Mrs. Davie."

Your Board RECOMMENDS that the recommendation of the Director of Permits and Licenses be approved.

2. 1073 East 35th Avenue - Mrs. D. Grimes

A letter from Mrs. D. Grimes (copy attached), a tenant on the main floor of the building at the above-noted address, has been received requesting consideration under City Council's Hardship Policy to retain a basement suite in the above building. The Director of Permits and Licenses reports as follows:

"On March 15, 1972, inspection was made of the building where it was found that the basement contained a housekeeping unit. The occupants of this unit stated that their rent is paid directly to the registered owner. The main floor contains one dwelling unit which is occupied by Mrs. Grimes and her children. From an interview with the occupants of the basement accommodation, it is apparent that they are unwilling to make an application to City Council for consideration under the Hardship Policy as both are fully employed.

From the above information and Mrs. Grimes' letter, it is apparent that Mrs. Grimes is not receiving any income from the basement accommodation but only anticipating that if this accommodation is discontinued she may have to pay higher rent for her accommodation.

In view of the above, Mrs. Grimes is writing on an anticipated hardship and therefore her case does not come within the terms of reference of the Hardship Policy at the present time.

Continued ...

Clause No. 2 continued

It is recommended that the City Building Inspector proceed to enforce the Zoning and Development By-law in the normal manner and that a copy of this report be forwarded to Mrs. Grimes."

Your Board RECOMMENDS that the recommendation of the Director of Permits and Licenses be approved.

INFORMATION

3. Grain Elevator - 2700 Block Wall Street

The Director of Planning & Civic Development reports as follows:

"A letter dated March 23, 1972 was received from the Hastings Community Association respecting the grain elevator on Wall Street. The association suggested that the Park Board could possibly convert this area into a small park or some sort of lookout point. The association also asked whether Council has any time set for the demolition of this 'eyesore'.

Regarding the future use of this property for park purposes, on June 15, 1971, Council approved a report of the Board of Administration dealing with the unused grain elevator. The Board of Administration suggested and Council agreed that the following course of action be followed:

- '(a) The N.H.B. be informed that City Council is of the opinion that this derelict grain elevator is an eyesore and is detrimental to the amenity of the neighbourhood; and that the Council support the Cassiar Ratepayers Association in their efforts to obtain the removal of this non-conforming use;
- (b) The N H.B. be informed that after demolition of the grain elevator by the N.H.B. the City would be interested in acquiring or leasing the site for a nominal sum for park purposes;
- (c) That this report be forwarded to the Board of Parks and Public Recreation for its concurrence and support.

It is further recommended that should the course of action recommended in (b) above prove to be unacceptable, then the N.H.B. be requested to remove the buildings as soon as possible, thus making the lots on Wall Street available for residential purposes.'

The Board of Parks and Public Recreation were advised of Council's action and at their meeting on June 28, 1971, passed the following:

'RESOLVED: THAT the City Council be advised the Board is interested in them acquiring the property for park purposes on a lease basis, and will submit proposals for development of the property in the near future.'

On July 27, 1971 a report was submitted to Council recommending that the Board of Parks and Public Recreation be (a) thanked for their support as expressed in their resolution of June 28th, and (b) be advised that no response from the N.H.B. to the proposals of Council's action of June 15th have been received at this time. At this meeting Council passed the following motion:

'THAT Clause 1 of the report of the Board of Administration dated July 23, 1971, be adopted;

Board of Administration, July 14, 1972 (BUILDING - 3)

Clause No. 3 continued

FURTHER THAT the Board of Administration be instructed to continue to press for a satisfactory solution to this matter, and His Worship the Mayor, or his Council nominee, pursue the matter also at the appropriate political level.'

The question of demolition of this property is a matter which is under the jurisdiction of the N.H.B. It is understood that the N.H.B. have awarded a contract for the demolition of the building. It is expected that demolition will be under way within a week and it is anticipated that it should be completed within about ninety days."

Your Board submits the report of the Director of Planning & Civic Development for the INFORMATION of Council.

RECOMMENDATION

4. False Creek:
Information Pamphlet

The Director of Planning and Civic Development reports as follows:

"On May 16, 1972, Council resolved as follows:

'Your Committee further recommends that the Vancouver City Planning Commission, the Special Committee on False Creek and the Department of Planning and Civic Development be requested to prepare as quickly as possible a digest of the report for wide public circulation. The necessary funds for this digest to be the subject of further report to Council.'

This matter has been discussed at length by the Chairman of the Special Committee on False Creek and by the Director of Planning. It was concluded that because of the nature of the work and because of the present very heavy work load on the department, the only realistic way to publish such a document was to retain outside help.

Accordingly, further discussions were held with Mr. Bud Elsie, B.C. Manager of The Public Relations Services Limited, who was asked to submit suggestions as to how such a pamphlet could be distributed and what the cost should be. Mrs. Hilda Symonds, Chairman of the Vancouver City Planning Commission Committee on False Creek, has prepared a first draft of the copy for the pamphlet.

Of the various methods possible, the recommended system is to print a four-page, 10 x 14" pamphlet with a total run of approximately 75,000 copies to be handed out at community centres, libraries, the PNE, City Hall, etc., and sent home with school children at the beginning of the fall term. A rough cost estimate suggests that the printing would be \$7,000, the fee for public relations services approximately \$1,200, and art work and miscellaneous would cost approximately \$500.

On behalf of the Chairman of the Special Committee on False Creek, the Chairman of the Vancouver City Planning Commission Committee on False Creek and the Director of Planning and Civic Development, it is RECOMMENDED that an amount of \$9,000 be made available for the printing of an information pamphlet on False Creek, the arrangements to be made to the satisfaction

cont'd . . .

Board of Administration, July 14, 1972 (BUILDING - 4)

Clause No. 4 continued

of the Chairmen of the Special Committee on False Creek and the Vancouver City Planning Commission Committee on False Creek."

The Comptroller of Accounts advises that no funds are provided in the Planning and Civic Development budget for the preparation of this report and if approved the \$9,000 would be provided from Contingency Reserve.

Your Board RECOMMENDS that the recommendation of the Director of Planning and Civic Development be approved.

FOR COUNCIL ACTION SEE PAGE(S) 269-270

LICENSES AND CLAIMS MATTERSRECOMMENDATIONS:1. Authority to Settle Claims

The Corporation Counsel reports as follows:

"Under present administrative procedures, the Corporation Counsel is authorized to settle claims brought against the City up to the value of \$50.00; claims between \$50.00 and \$500.00 may be settled under the authority of the Board of Administration; and claims in excess of \$500.00 require the approval of Council.

Over the past year there have been approximately two dozen minor claims between \$50.00 and \$100.00. Examples of these are paint spray damage to cars, minor injuries due to falls for which the City appears to be responsible, and minor damage to fences, garages, etc., by city vehicles.

If the ceiling for the Corporation Counsel's authority were raised to \$100.00 it would alleviate processing these and involving the Board of Administration. Council might also wish to consider raising the authority of the Board of Administration, but generally speaking there are seldom more than two or three claims per year which exceed \$500.00.

I would therefore recommend that the authority of the Corporation Counsel to settle claims be raised from \$50.00 to \$100.00."

YOUR BOARD RECOMMENDS that the foregoing recommendation of the Corporation Counsel be adopted.

2. Civic Litigation

The Corporation Counsel reports as follows:

"Under existing procedures, the Corporation Counsel is required to obtain the approval of the City Council before he may commence any lawsuits in the name of the City. A great many of these lawsuits are very clear-cut, and in most cases are commenced solely for the purpose of forcing the collection of debt or other sums owed to the City, and in such clear-cut cases it seems unnecessary to bring into play all the administrative machinery.

The other aspect of civic litigation involves lawsuits or other litigation brought against the City and associate Boards, etc. In 1957 Council dealt with this aspect by authorizing the Corporation Counsel in essence to take all steps necessary for the protection of the interests of the City when actions or proceedings are commenced. As this was some 14 or 15 years ago I would like to recommend that this procedure be updated.

Accordingly I would recommend as follows:

/continued . . .

Clause #2 Continued

- A. With respect to commencing litigation in the name of the City:
- (a) that in cases of debt collection (e.g. rentals, business tax and similar straight debt situations), the Corporation Counsel be authorized to commence appropriate proceedings to recover debts owed to the City;
 - (b) that in cases of damage claims (e.g. recovery of damage to bridges, fire hydrants, city vehicles, etc.), the Corporation Counsel be authorized to commence actions to recover damages suffered by the City in cases where any counter-claim, if brought, would not involve expense to the City (e.g. insurance protection on vehicles).
- (Note: It would be the intention to seek Council authorization to commence an action if it were contemplated that the defendant might have a counter-claim involving expense on the part of the City if the counter-claim or part thereof were successful.)
- B. With respect to actions brought against the City, I would recommend that upon commencement of any action or proceeding wherein the City of Vancouver is named either alone or in conjunction with any civic board, official, elected representative, or employee of the City, or any person under the jurisdiction of the City or such board, the Corporation Counsel be authorized to take such steps as may, in his opinion, be necessary and requisite in connection with the interests of such named defendants in such actions or proceedings, and shall report to Council from time to time as necessary with respect to any action taken.
- C. With respect to actions brought against Civic Boards (e.g. the Board of Variance, the Park Board, the Board of Police Commissioners, etc.) or any employee or person under the jurisdiction of such Board, I would recommend that the Corporation Counsel be authorized to take such steps as may, in his opinion, be necessary and requisite in connection with the interests of such named defendants in such actions or proceedings, and shall report to Council from time to time as necessary with respect to any action taken.

If the above proposals are adopted, then I would further recommend that the resolution of July 2nd, 1957, be rescinded."

YOUR BOARD RECOMMENDS that the foregoing recommendations of the Corporation Counsel be adopted.

FOR COUNCIL ACTION SEE PAGE(S) 270

FIRE AND TRAFFIC MATTERSCONSIDERATION:1. Pacific National Exhibition - Traffic Access and Parking
Letter from Vancouver East New Democratic Party

The City Engineer reports as follows:

"In a letter dated June 6, 1972, Michael A. Lebewitz, Acting President of the Vancouver East New Democratic Party requests that Council reverse its recent decision to expand PNE entrances and exits in order to disperse more automobile traffic along adjoining streets.

On May 30, 1972 City Council considered a Board of Administration report dated May 12, 1972 (copy attached) respecting the above matter and after hearing from a representative of the Pacific National Exhibition, Council passed the following resolution:

- 'That (a) it be proposed to the Pacific National Exhibition that they proceed with the work involved within the P.N.E. grounds referred to in the Board of Administration report dated May 12, 1972, and in particular, development of the central area with both a landscaped area and the existing parking;
- (b) proposed restricted parking for residents only be referred to the Official Traffic Commission for detailed consideration;
- (c) confirmation of the use of certain residential streets, as recommended in the N.D. Lea report for dispersal of traffic from the P.N.E. grounds be approved with the exception of the involvement of the following streets to the west: Pandora Street, Dundas Street, Cambridge Street, which particular streets be referred to the Official Traffic Commission for consideration in this regard;
- (d) if the Pacific National Exhibition wishes to proceed, the Pacific National Exhibition assume the cost of improvements on the street allowance at the gates, estimated to be \$32,000.'

Item (b) of the above resolution together with the possible use of three local streets on the west side, i.e. Pandora, Dundas and Cambridge Streets were referred to the Official Traffic Commission and the Traffic Commission has not yet met to deal with this matter.

The letter from the Vancouver East New Democratic Party appears to deal with the decision taken by Council on all aspects of the report and therefore is referred to Council for CONSIDERATION."

Your Board submits the matter to Council for CONSIDERATION.

(Copies of the letter from M. A. Lebowitz are circulated for the information of Council).

RECOMMENDATION:2. Closure of Exhibition Park Before and After Pacific National Exhibition 1972

The City Engineer reports as follows:

"It is the annual custom of the Pacific National Exhibition to request the City to close the Exhibition Park to all traffic before, during and after the Exhibition period. This is done to prevent pilfering and to eliminate hazards caused by motorists driving through the work areas during setting up and dismantling of the exhibits. The request has been granted each year subject to the walkway being left open for public use on the general line of Windermere Street.

It is therefore RECOMMENDED that in accordance with the request of the Pacific National Exhibition dated May 4th, 1972, Exhibition Park be closed to general vehicular and pedestrian traffic except for a walkway through the park on the general line of Windermere Street, from midnight Saturday, August 12th until midnight Friday, September 8th, 1972."

Your Board RECOMMENDS that the foregoing report of the City Engineer be adopted.

INFORMATION:3. Complaint Re Abandoned Vehicle - 2000 Block Barclay Street

The City Engineer reports as follows:

"In a letter to City Council, Mr. Ivor Parry of 2040 Barclay Street requested that the Street and Traffic By-law be amended to deter people from abandoning vehicles on city streets. At the time of his complaint, a car had been parked in his block for some six weeks, causing him to believe it had been abandoned.

Under the Street and Traffic By-law (Section 72) it is an offence to abandon a derelict vehicle on any street, and the City Engineer or Chief Constable is authorized to remove and dispose of it.

The procedure for dealing with abandoned vehicles such as this is that the Police Department attempts to locate the registered owner and arrange for him to remove the offending vehicle. If this fails, the Police will have the car removed themselves and disposed of by public sale.

Accordingly, there is no need to amend the By-law to deal with abandoned vehicles.

In this particular case there appears to have been some misunderstanding at the time of the complaint. However, the Police subsequently investigated the matter and found that the car had not been abandoned, and notified Mr. Parry accordingly."

Your Board submits the matter to Council for INFORMATION.

(Copies of Mr. Parry's letter dated February 18, 1972 together with newspaper clipping are circulated for Council's information).

FOR COUNCIL ACTION SEE PAGE(S) 270

FINANCE MATTERS

CONSIDERATIONS

1. Police Department - Motorcycle Drill Team Participation -
Seattle Seafair Parade

The City Clerk reports as follows:

"Under date of June 26, 1972, the Secretary of the Board of Police Commissioners advises of the following action of that Board at its meeting on April 27, 1972:

'The Chief Constable advised that the Motorcycle Drill Team had been invited to participate in the Seafair parade to be held in Seattle on July 28th. He requested the approval of the Board for the Team to attend and asked that City Council be requested to provide \$200 to assist in deferring expenses involved.'

The Board of Police Commissioners resolved:

'THAT City Council be requested to consider authorizing the Police Motorcycle Drill Team to travel to Seattle to participate in the Seafair parade on July 28th, 1972 and to provide the sum of \$200 toward the expenses.'

For the information of Members of Council, previous requests for this activity have been dealt with as follows:

April 1971	}	Police Motorcycle Drill Team - \$200 approved." Participation - Seattle Seafair Parade
June 1970		
July 1968		
July 1967		
July 1966		

Your Board submits the foregoing for the CONSIDERATION of Council.

2. The Playhouse Theatre Company: Booth - City Hall

The Playhouse Theatre Company has requested permission to place a display consisting of a 4' x 4' stationary display booth, a 6' diameter revolving display and a small automobile in the Main Lobby of the City Hall. The date for the display is from July 24th, 1972 to July 29th, 1972.

The Director of Permits and Licenses reports as follows:

"Last Year Council approved the request from The Playhouse Theatre Company to locate a display booth in the Main Lobby of the City Hall for a 10-day period.

This year, The Playhouse Theatre Company is attempting to enlarge its display; however, this Department feels that the space is too restrictive for the additional items, and that they are incompatible with the Main Lobby.

It is suggested that The Playhouse Theatre Company be given permission to locate the same display booth as last year in the Main Lobby, City Hall."

Your Board places the matter before Council for CONSIDERATION.

RECOMMENDATIONS

3. Use of Schwesinger Legacy

Dr. Gladys C. Schwesinger (1893-1964), a native of Vancouver and graduate of U.B.C. left 12½% of her estate to the City Archives. The funds in question were received by the City in 1965 and a Council resolution of 26 October that year directed that the use and disposition of these funds be referred to the Board of Administration for report and recommendation at the appropriate time, the funds to accumulate interest at 4% per annum in the interim.

The City Clerk reports that the Archivist has submitted the following report.

I. POLICY

Dr. Schwesinger directed that 12½% of her estate be left to the City Archives "to further research, accumulation of data, writing and publication of the history of Vancouver, B.C., from the earliest days of its settlement, and for suitable housing and storage of the City Archives." There are two main intentions revealed in this wording: namely the desire for collection and dissemination of Archival materials relating to the history of Vancouver, and secondly the desire that such materials be properly housed and cared for.

Disposition of these funds should be guided by two things; the wording of the legacy itself and the policy statement for the City Archives passed by Council on 23 November 1971 (Statement of Purposes and Objectives.)

In addition to these intentions, the policy statement referred to above emphasizes that "The primary responsibility of the Division (Archives Division of the City Clerk's Office) is the assembly, organization, cataloguing and preservation of the public records of the City of Vancouver...". Associated responsibilities relate to the assembly, organization, cataloguing, preservation and development of the collections of non-public records as well as the provision of reference service to both public and non-public parts of the collections.

With these objectives and responsibilities in mind, the funds should be used to supplement basic programmes and systems being established within the terms of the policy statement, and in particular, to strengthen and enrich the manner in which the City Archives develops the collections, cares for them and provides reference to them.

II. DISPOSITION

As of 31 December 1971 the legacy plus accumulated interest totalled \$39,746.86. Based on the foregoing, the funds should be divided to provide for (1) collections development and access and (2) collections preservation, the suggested breakdown to be as follows:

A. COLLECTIONS DEVELOPMENT AND ACCESS

Publication purposes	\$15,000.00
Purchase purposes	5,000.00
Audio history	3,000.00
Display	1,000.00
Total	<u>\$24,000.00</u>

CLAUSE NO. 3 (continued)

B. COLLECTIONS PRESERVATION

Microfilm processing	\$ 2,000.00
Conservation equipment	10,000.00
Miscellaneous items being the balance relating to the care and storage of the collections	<u>4,000.00</u> (approximately)
Total	<u>\$16,000.00</u>

III. EXPLANATION

A. COLLECTIONS DEVELOPMENT AND ACCESS

The funds for publication purposes would make it possible to publish, from time to time, pamphlets on particular aspects of the City's history, as well as inventories and other finding aids to the collections which would assist in providing reference to a very large body of material. Since all these items would be saleable to schools, libraries and researchers, the funds could be replenished to some extent, although not completely, from such sales.

The funds for purchases would enable the Archives to acquire documents, photographs, maps, historical paintings and other materials relevant to the City's history, by private sale or public auction so that these may strengthen existing public and private records.

The funds for audio history would make it possible for the Archives to preserve, on audio tape, the memories, opinions and sound of contemporary civic business leaders, politicians, sports figures, community leaders, artists and others. This would be a particularly interesting and modern method of meeting Dr. Schwesinger's desire for "the accumulation of data".

It is also important that the public have an early opportunity to see some of the fine items in the collections. The sum under "display" would provide for this.

B. COLLECTIONS PRESERVATION

The use of microfilming as a conservation and space saving tool has been successfully tested by many archives in the last twenty years. There are a number of public series, notably the minutes of Council and the by-laws, which would be ideally suited to duplication by microfilm. The microfilm copy would be an excellent security measure as well as a compact and easily handled reference tool.

I have not yet proposed a full list of conservation and storage equipment but the following is indicative:

- 1) Static dust eliminating machine for cleaning negatives
- 2) PH (acidic-alkaline) indicator for testing PH of paper, glass, plastic etc.
- 3) ultrasonic cleaner for cleaning old negatives and prints
- 4) storage cabinets for audio tapes
- 5) construction of listening booth for audio tapes
- 6) microfilm reader-printer
- 7) map storage cabinet

Board of Administration, July 14, 1972 (FINANCE - 4)

CLAUSE NO. 3 (continued)

The balance of the available funds should be applied to various purposes directly associated with the preservation of certain item(s); for example, transferral of existing nitrate based photographic negatives to acetate safety film, restoration of historical paintings, purchase of specialized acid-free cardboard containers for maps, documents or engravings.

RECOMMENDATION

It is suggested that the funds for publication, purchase and other purposes be set aside and expenditures made from them from time to time in accordance with the purposes set out in this report at the request of the City Archivist with the approval of the City Clerk. It is anticipated that these expenditures would occur over a period of several years. '

With respect to the above, the Corporation Counsel reports as follows:

"The suggestion as to the use of the funds received by the City by reason of the bequest dealt with in this report appears to comply with the terms of the trust."

With respect to the above, the Deputy Director of Finance reports as follows:

"The funds have been held in the City's General Suspense Account since the Council action of October 26, 1965, and have accumulated interest at 4% per year. If Council approves the City Clerk's report re the use of the funds, I recommend that they be transferred to a specific General Ledger Account, from which expenditures can be made on the authority of the City Clerk and the City Archivist, within the terms of the purposes approved by Council. Further, as the funds will be spent over a period of years, I would recommend that the account receive 4% interest each half year on the unspent balance as at June 30th and December 31st each year."

Your Board RECOMMENDS that the report of the officials respecting the use of the Schwesinger legacy be adopted.

Board of Administration, July 14, 1972 (FINANCE - 5)

4. Investment Matters - (Various Funds) - April and May, 1972

(a) Security transactions during the months of April and May, 1972

(a) TRANSFER DEBT CHARGES EQUALIZATION FUND TO GENERAL AND CAPITAL ACCOUNT

Transfer of B.C. Hydro & Power Authority 7% Parity Bonds due September 1, 1975 from Debt Charges Equalization Fund to General and Capital Account to Meet Protfolio Requirements

<u>Date</u>	<u>Type of Security Bonds Transferred</u>	<u>Maturity Date</u>	<u>Maturity Value</u>	<u>Price</u>	<u>Cost</u>	<u>Terms Yrs./Mos.</u>	<u>Annual Yield</u>
Apr. 7	B.C. Hydro & Power Auth. 7% Parity Bond	Sept. 1/75	<u>\$100,000.00</u>	\$101.75	<u>\$101,750.00</u>	3/5	6.42

RECOMMENDATION

Recommended by your Board that the report of the Director of Finance on Investment Matters (Various Funds) for April and May, 1972 be confirmed.

5. Overtime Help Required After Strike - Internal Audit

The request of the Internal Auditor for overtime work required after the strike was omitted from the report of June 30th submitted to Council on this matter.

The Internal Auditor requests a total of \$6,242 for overtime to ensure that the full audit program can be completed in those areas which were operational during the strike.

The Director of Finance has reviewed the detailed estimates and justifications submitted by the Internal Auditor and recommends a sum of \$5,000 be approved for staff overtime to ensure that specified audit programs be completed.

Your Board is in agreement with the RECOMMENDATION of the Director of Finance.

CONSIDERATIONS

6. Complimentary Tickets - Young Voyageur Group

The City Clerk reports as follows:

"The Principal of Handsworth Secondary School in North Vancouver is requesting that complimentary tickets for the Planetarium and Maritime Museum be issued to some forty-six student exchangees under the Shawinigan-North Vancouver Young Voyageur Programme.

Council has recently approved of similar requests from Windermere School and from the Canadian Council of Christians and Jews with respect to visiting students."

Your Board submits the foregoing request from Handsworth Secondary School for the CONSIDERATION of Council.

Board of Administration, July 14, 1972 (FINANCE - 6)

7. Older Boys' Parliament - Grant Request (\$500.00)

Your Board submits the following report of the Director of Social Planning/Community Development:

"The Older Boys' Parliament of British Columbia, founded in 1924, is a training program in leadership and social responsibility for boys aged 15 to 21 years. It also operates a summer camp at Shawnigan Lake, Vancouver Island, for 'underprivileged' boys between 9 and 12 years of age. The grant request of \$500.00 is to help cover their costs of operating this summer camp.

The total budget for the summer camp is \$2,000.00. Half this amount has been received from private sources and \$500.00 from the Provincial Government. The City is asked to match the Provincial grant.

Mr. George Cadman, Provincial Secretary of the Older Boys' Parliament of British Columbia, estimates that 85% of the boys at camp came from Vancouver. A copy of Mr. Cadman's letter is attached.

During the past few years, the Director of Social Planning/Community Development has discouraged local organizations from requesting funds from the City to subsidize summer camp programs. The reason being that funds are likely to be available from other sources, particularly service clubs. Also, on the few occasions that grant requests to subsidize summer camp programs were submitted to Council, they were not approved.

The Director of Social Planning/Community Development submits the Older Boys' Parliament grant for \$500.00 for its summer camp operations for CONSIDERATION of Council."

Your Board concurs with the foregoing report of the Director of Social Planning/Community Development.

RECOMMENDATIONS

8. Financial Statements and Annual Reports 1971

The Director of Finance reports as follows:

"Copies of the Financial Statements and Annual Reports for the year 1971 have been received and distributed to the members of City Council.

Recommended that the Annual Report for the year 1971 be formally received."

Your Board RECOMMENDS that the foregoing recommendation of the Director of Finance be adopted.

FOR COUNCIL ACTION SEE PAGE(S) 271-272

BOARD OF ADMINISTRATIONPERSONNEL MATTERSSUPPLEMENTARY REPORTJULY 14, 1972RECOMMENDATIONS1. Classification Review - One Clerk II Position, Traffic Paint Shop, Traffic and Transportation Division, Engineering Department

The Acting Director of Personnel Services reports as follows:

"At the request of the Superintendent of the Traffic Paint Shop, I have reviewed the duties and responsibilities of the above-mentioned position.

This position was established by City Council on May 14, 1968. The Assistant City Engineer, Traffic and Transportation Division, now reports that the duties of the Clerk II position have been altered. He states that the Planning and Control Division reviewed the Accounting procedures in the Traffic Paint shop and recommended that the Clerk II assume responsibility for completing time sheets showing cost of jobs, calculating monthly overhead charges and preparing transfer entries. These activities were previously done by other branch personnel.

The incumbent performs varied and moderately difficult clerical work with relatively little close supervision. He maintains daily costs of charges for jobs ensuring that the correct appropriation numbers are used, posts time for labour and salaried personnel, prepares a daily record of hired equipment costs, receives telephone calls and radio requests and provides work crews and the public with the required information, maintains and completes records relating to vacations, sickness, W.C.B. reports, vehicle damage reports, prepares costs of a variety of projects such as the removal/installation of school traffic signs, purchases material as required, calculates overhead costs and prepares transfer entries debiting customer accounts and crediting the Paint Shop operating accounts. The majority of this work falls substantially within Class Specification No. 025, Clerk III and I recommend that the position be so classified effective November 1, 1971.

The estimated recurring annual cost of this proposal determined by the increase in the final step in the pay range at 1971 2nd half rates and including fringe benefits at 10% will be \$1,980.

The cost of this proposal for two (2) months in 1971 will be \$68.00. The Comptroller of Accounts reports that the additional funds, estimated at \$380.00 for twelve (12) months (1971 2nd half rates), are available within the 1972 Departmental budget.

This report has been discussed with the City Engineer and the Business Manager of the Municipal and Regional Employees' Union, both of whom concur herein."

SUMMARY OF RECOMMENDATIONS

<u>Incumbent</u>	<u>Present Classification</u>	<u>Proposed Classification</u>	<u>Effective Date</u>
J. R. Woods	Clerk II P.G. 12 (\$451-537) * Plus two pay grades for longer hours and in lieu of rest periods.	Clerk III P.G. 17 (\$563-673) * Plus two pay grades for longer hours and in lieu of rest periods.	Nov. 1, 1971

* 1971 2nd half rates

Your Board RECOMMENDS that the foregoing recommendation of the Acting Director of Personnel Services be adopted.

Board of Administration, July 14, 1972 (PERSONNEL - 2)

2. Vacant License Inspector's Position

The Co-ordinator of Data Processing and Systems reports as follows:

"There is a vacant License Inspector position in the Permits and Licenses Department. I am now reviewing the procedures and organization of the License Section and expect to report my recommendations concerning a reorganization and a realignment of duties of the License Inspectors prior to the end of August.

I, therefore, recommend that the vacant position not be filled until that report is dealt with by Council."

Your Board RECOMMENDS that the recommendation of the Co-ordinator of Data Processing and Systems be approved.

3. Roster of Conferences - Provincial Courts Department

The Provincial Court Administrator reports as follows:

"When the Court Clerks Department was separated from the control of the Board of Police Commissioners and became a separate Provincial Court Department, no roster of Conferences was established for it. Listed below are a number of Conferences appropriate for this Department:

Canadian Bar Association (National)

A forum for law reform in terms of court administration and costs of court operation.

Canadian Association of Chiefs of Police (National)

This body proposes legislative changes in police operations affecting Court administration and its cost.

National Institute of Municipal Law Officials (National)

Deals with Municipal law generally and would include the administration of the enforcement of by-laws - this would be reflected in the cost of operation of our courts.

Law Society of B.C. and B.C. Section Canadian Bar (Regional)

Resolutions from these groups (conventions held together) are presented to the Provincial Government on matters affecting the operation of the Provincial Courts and the attendant cost.

Municipal Officers Association of B.C. (Regional)

This group works for uniformity in administrative procedures in B.C. Municipalities and for education of personnel for the many and varied Municipal positions, including those of the Provincial Courts.

The District Judge concurs in the suitability of these Conferences.

I RECOMMEND that the following Conferences be authorized for the Provincial Court Department.

Cont'd...

Board of Administration, July 14, 1972 (PERSONNEL - 3)

Clause No. 3 (continued)

<u>NAME OF CONFERENCE:</u>	<u>Nat.</u>	<u>Reg.</u>	<u>No. Authorized to Attend</u>
Canadian Bar Association	1		1
Canadian Association of Chiefs of Police	1		1
National Institute of Municipal Law Officials	1		1
Law Society of B.C. (B.C. Sec. C.B.A.)		1	1
Municipal Officers Assoc. of B.C.		1	1

Report of Administrative Analyst

I have reviewed the Conferences recommended by the Provincial Court Administrator and concur that they are appropriate to the Department.

City Council at its meeting of May 27, 1969 adopted a roster of conferences for all City Departments - which at that time did not include the Provincial Court Department as it was then the responsibility of the Vancouver Board of Police Commissioners.

I recommend that the Roster for the Provincial Courts Department be established at:

1 - National Conference

1 - Regional Conference

each year commencing in 1972.

The funds for conferences for 1972 for the Department in the amount of \$630.00 have been approved as budget item and no further funds are required.

Your Board RECOMMENDS that the recommendations of the Provincial Courts Administrator and the Administrative Analyst be adopted.

FOR COUNCIL ACTION SEE PAGE(S) 273

BOARD OF ADMINISTRATIONPROPERTY MATTERSJULY 14, 1972INFORMATION1. Demolitions

The Supervisor of Property and Insurance reports as follows:-

"I have received and opened quotations from various contractors for demolition of the structures listed below and have awarded the contracts to the low bidders as noted:-

Property	Project	Successful Bidder	City to Pay	Code No.
456 E. Cordova Lot 12, Blk. 57, D.L. 196	Single Men's Hostel Site Authority to demolish B/A P.M. Dec. 3/71 Item 2, R/C Dec. 7/71	(P. & B. Demolitions) P. Blackall	\$1,125.00	531/1251
1648 Napier St. Lot 8, Blk. 38 D.L. 264A	Britannia	John Cayer	\$ 474.00	531/1218
1637 William St. Lot 19, Blk. 38 D.L. 264A	Britannia + Garage demolition	John Cayer	\$ 999.00 \$ 75.00	531/1217
864 Bidwell Lot 7 Ctr. 40' Blk. 57, DL 185	West End Community Centre & Senior Citizens	Paul Bulych	\$3,450.00	649/1102

The above contracts have been confirmed by the Board of Administration and are reported to Council for INFORMATION."

Your Board submits the foregoing report to Council for INFORMATION.

RECOMMENDATIONS2. Sales Residential
Champlain HeightsRECOMMENDATION

Recommended that the following offers to purchase residential lots in Area "B" of Champlain Heights at a pre-determined fixed price, as received by the Supervisor of Property and Insurance, be approved under the terms and conditions set down by City Council.

re: Lots 73, 82 & 85, D.L. 334, G.L., N.W.D.
B/S Kinross Street, North of 62nd Avenue
Zoned RS-1

(continued)

Board of Administration, July 14, 1972 . . . (PROPERTY MATTERS - 2)

Clause No. 2 (Continued)

<u>Name</u>	<u>Lot</u>	<u>Approx. Size</u>	<u>Sale Price</u>	<u>Terms</u>	<u>Conditions</u>
David and Davena Fong	73	Irregular 6,719 sq.ft.	\$16,700.00	City Terms @ 9%	Nil
Henry Bliefernich	82	Irregular 7,314 sq.ft.	\$16,600.00	Cash	Nil
Eric Krause	85	Irregular 8,694 sq.ft.	\$16,500.00	City Terms @ 9%	Nil
re: Lot 86, D.L. 334, G.L., N.W.D., Plan 14240 W/S Doman Street N. of 62nd Ave. Zoned RS-1					
Jaswant Singh	86	Irregular 8,251 sq.ft.	\$16,500.00	City Terms @ 9%	Easement over Westerly 10'
re: Lot 130, D.L. 334, G.L., N.W.D., Plan 14240 N/S 60th Avenue between Doman & Brooks Streets Zoned RS-1					
Eric Krause	130	Irregular 9,646 sq.ft.	\$16,500.00	City Terms @ 9%	Nil

CONSIDERATION AND RECOMMENDATION

3. Sale of Property
1121 Union Street

The Supervisor of Property & Insurance reports as follows:

"In 1969 the City acquired Lot 30, Block 21, Subdivision A, D.L. 182, situated on the North side of Union Street between Glen and Vernon Drives for highway purposes, as it was anticipated that the City would proceed with the Union-Adanac Diversion. This proposal however, was abandoned and no further properties were purchased in this block.

The lot is 25' x 122', zoned M-1, and is the only City-owned Lot in the block. The house on the property, which currently rents for \$90.00 per month, is in very poor condition.

The City has received an offer to purchase Lot 30 from the owner of the adjacent Lots 31 and 32 lying to the West. The prospective purchaser has agreed to consolidate Lots 30, 31 and 32 to form one parcel and also to demolish all structures on Lot 30 within sixty days from date of sale. The owner of Lot 29 abutting the eastern boundary of the City-owned lot has advised this department that he has no interest in purchasing the City's lot. Under the circumstances, the Director of Planning has released Lot 30 for sale to the owner of Lots 31 and 32 for consolidation. The offer to purchase for the sum of \$14,000.00 plus a proportion of the current year's taxes, registration fees and \$150.00 towards the cost of plans and documentation, is considered fair and reasonable, and reflects market value for the area.

(Continued)

Board of Administration, July 14, 1972 . . . (PROPERTY MATTERS - 3)

Clause No. 3 (Continued)

CONSIDERATION

The direct sale of this City-owned lot is presented to Council for its consideration.

RECOMMENDATION

If Council approves the direct sale then it is recommended that Lot 30 Block 21, Subdivision A, D.L. 182, Group 1, N.W.D., Plan 355 be sold to the owner of abutting Lots 31 and 32 for the sum of \$14,000.00, plus a proportionate part of the current year's taxes, registration fees and \$150.00 towards the cost of plans and documentation, subject to the following conditions:

- (1) the consolidation of Lots 30, 31 and 32;
- (2) demolition by the purchaser of all structures on Lot 30 within 60 days from the date of sale.
Conveyance to be withheld until the demolition is completed;
- (3) the existing month-to-month tenancy of Lot 30;
- (4) that the purchaser enter into a bulkhead agreement with respect to the consolidated site, the property being approximately 3' above street level;
- (5) the date of sale to be the date of Council's approval.

Your Board submits the foregoing report of the Supervisor of Property and Insurance to Council for its consideration and recommendation.

INFORMATION

4. Demolitions

The Supervisor of Property and Insurance reports as follows:-

"I have received and opened quotations from various contractors for demolition of the structures listed below and have awarded the contracts to the low bidders as noted:-

<u>Property</u>	<u>Project</u>	<u>Successful Bidder</u>	<u>City to Pay</u>	<u>Code No.</u>
1663 Barclay St. Lot 24 W $\frac{1}{2}$, Blk. 57, D.L. 185	West End Community Centre	Sam Nep	\$2,500.00	649-1102
7045 Boundary Rd. Lots 10 & S $\frac{1}{2}$ 9 & 11, Blks 1-3, NE $\frac{1}{4}$ D.L. 335	Replotting S.E.Sector	R.Shortreed	\$ 949.00	4812/75

(Continued)

Board of Administration, July 14, 1972 . . . (PROPERTY MATTERS - 4)

Clause No. 4 (Continued)

3412 East 54th Ave.	Replotting	F. Martin	\$ 475.00	4812-75
Lot 1, N.Pt. of NW $\frac{1}{4}$	S.E.Sector			
D.L. 335				

The above contracts have been confirmed by the Board of Administration and are reported to Council for INFORMATION."

Your Board submits the matter to Council for INFORMATION.

RECOMMENDATIONS

5. Acquisition for Rupert Park Extension
1502 Rupert Street

The Supervisor of Property & Insurance reports as follows:-

"The above property, legally described as Lots 1 & 2, Block 3, D.L. Sec. 29 T.H.S.L., is required for the proposed Rupert Park Extension, confirmed by City Council, May 9th, 1972.

Reference is made to the report of the Director of Planning & Civic Development regarding Rupert Park Extension, contained in Board of Administration report dated April 26th, 1972. The Director of Planning advised that two applications to subdivide these two lots into three 35.6 ft. lots had been received on two separate occasions, namely, February 21st, 1971 and March 23rd, 1972. He also reported that approval of said subdivision would lead to the erection of three new houses in this future park area. It is to be noted that these lots are located in an area which consists predominately of lots with 33 ft. frontage.

The premises on Lot 1 comprise a one-storey and part basement frame dwelling with a main floor area of 480 sq. ft., erected in 1935 on a site 55.8' x 127', zoned RS-1. This dwelling has 3 plumbing fixtures, a patent shingle roof, shingle exterior walls, concrete foundation, concrete basement (2/3 of area) and is heated by an oil stove. The condition of this dwelling is average for age and type. The owner occupies the dwelling and will remain as a tenant after acquisition. The Parks and Public Recreation Superintendent advises that occupancy will be allowed for at least one year.

Negotiations with the owner confirm that she is prepared to sell for the sum of \$22,700.00, as of June 30th, 1972, subject to remaining as a tenant until she finds alternate accommodations, but no longer than the date the property is required for Park purposes. This price represents a fair and reasonable value for this property.

Lot 2 is a vacant lot, 51' x 127', zoned RS-1.

Negotiations with the owner confirm that he is prepared to sell for the sum of \$20,800.00 as of June 30th, 1972. This price represents a fair and reasonable value for this property, particularly in light of its subdivision potential.

(Continued)

Board of Administration, July 14, 1972 . . . (PROPERTY MATTERS - 5)

Clause No. 5 (Continued)

RECOMMENDED that the Supervisor of Property and Insurance be authorized to acquire these properties for the following sums:-

Lot 1	\$ 22,700.00
Lot 2	\$ 20,800.00

on the foregoing basis, chargeable to Code # 4189."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

6. Acquisition for West End Community Centre and Senior Citizens' Housing Project
1676 Haro Street

The Supervisor of Property and Insurance reports as follows:-

"On December 21st, 1971, City Council approved a report of the Board of Administration dated December 15th, 1971, authorizing the expropriation of the remaining properties in Block 57, D.L. 185 required for the West End Community Centre and Senior Citizens' Housing Project, including Lot 6 Except the East 22 feet, Block 57, D.L. 185, known as 1676 Haro Street.

These premises comprise a 2½ storey and partial basement frame rooming house with a main floor area of 1,431 sq. ft., erected in 1900 on a site 44' x 131', zoned RM-4. The 16 rooms in this structure have been converted into 4 suites, 5 housekeeping units and one sleeping room. This improvement has 31 plumbing fixtures, a patent shingle roof, stucco exterior, concrete foundation and is heated by a gas-fired hot air furnace. Said structure is in good condition for age and type.

Following extensive negotiations, the owner has agreed to sell for the sum of \$80,000.00 as of September 30th, 1972, subject to the owner receiving an advance payment of \$40,000.00 upon delivery of a registrable deed in favour of the City of Vancouver, and subject further to the owner undertaking to remove the existing building from the site not later than October 27th, 1972. This settlement is considered to be realistic, and has been endorsed by the City Solicitor. Said settlement is further confirmed by independent appraisals. The above transaction has been reviewed by Central Mortgage & Housing Corporation and the details thereof entered in their records.

RECOMMENDED that the Supervisor of Property and Insurance be authorized to acquire this property for the sum of \$80,000.00 on the foregoing basis chargeable to Code #649/1102."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

FOR COUNCIL ACTION SEE PAGE(S) 273-275